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**CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY  
SPECIAL MEETING  
AGENDA**

CHAIRMAN ERIC BENAVIDEZ  
V. CHAIRMAN RONALD WHITTEMORE  
BOARD MEMBER SEAN LEE  
BOARD MEMBER ALEX BAUMAN  
BOARD MEMBER RONALD MCPeAK

**JUNE 24, 2026 AT 9:00 AM**

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**LOCATION:** City Council Chambers, 15651 Mayor Dave Way  
City of Industry, California

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**Agenda Items:** Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.

**Public Comments (Non-Agenda Items):** During oral communications, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting.

At the time of publication, no Board Member intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

[www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 213 366 816 476 207

Passcode: QY7oF9aX

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 657-204-3264

Phone Conference ID:251 624 792#

**AMERICANS WITH DISABILITIES ACT:**

In compliance with the ADA, if you need special assistance to participate in any Public meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

**AGENDAS AND OTHER WRITINGS:**

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations
6. **CONSENT CALENDAR**

- 6.1. Consideration of the Register of Demands submitted by the Finance Department for June 10, 2026

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.*

- 6.2. Consideration of the Minutes of March 11, 2026, Regular Meeting and April 14, 2026, Special Meeting

*RECOMMENDED ACTION: Approve as submitted.*

- 6.3. Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills EXPO Center for April 2026

*RECOMMENDED ACTION: Receive and file.*

- 6.4. Consideration of the Statement of Amended Investment Policy

*RECOMMENDED ACTION: Approved the Amended Investment Policy.*

- 6.5. Consideration of Amendment No. 5 to the Maintenance Services Agreement with A.D. Wilson, Inc., for the maintenance of underground utility substructures at the Industry Hills Expo Center, extending term through June 30, 2027, revising the rate schedule, and increasing compensation by \$150,000.00

*RECOMMENDED ACTION: Approve the Amendment*

- 6.6. Consideration of Amendment No. 2 to the Professional Services Agreement with Environs, Inc. to provide on-call landscape architecture services extending the term through August 12, 2028

*RECOMMENDED ACTION: Approve the Amendment*

- 6.7. Consideration of Resolution No. CRIA 2026-07 – A Resolution of the Civic-Recreational-Industrial Authority (“CRIA”) Adopting the FY 2026-2027 CRIA Budget

*RECOMMENDED ACTION: Adopt Resolution No. CRIA 2026-07*

- 6.8. Consideration of Resolution No. CRIA 2026-08, a Resolution of the Civic-Recreational-Industrial Authority, Approving Blanket Purchase Orders (“BPOs”) for Vendors Totaling \$10,000.00 and Over for FY 2026-2027

*RECOMMENDED ACTION: Adopt Resolution No. CRIA 2026-08*

**7. ACTION ITEMS**

- 7.1. Presentation and Discussion Regarding the Civic-Recreational-Industrial Authority's Financial Report for March & April 2026

*RECOMMENDED ACTION: Receive and File the report.*

- 7.2. Update on the EXPO Center

*RECOMMENDED ACTION: Receive and file.*

**8. PUBLIC HEARINGS-NONE**

**9. CLOSED SESSION**

- 9.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8:

Property: Industry Hills Expo Center, Generally Located at  
16200 E. Temple Ave, City of Industry, CA 91744

Agency Negotiators: Joshua Nelson, Executive Director  
James M. Casso, General Counsel

Negotiating Parties: Los Angeles Organizing Committee for the  
Olympic and Paralympic Games 2028 dba LA28

Under Negotiation: Price and terms of payment

**10. EXECUTIVE DIRECTOR COMMUNICATIONS**

**11. AB 1234 REPORTS**

**12. BOARD MEMBER COMMUNICATIONS**

**13. PUBLIC COMMENTS**

14. Adjournment. The next regular Civic-Recreational-Industrial Authority Meeting is Wednesday, July 8, 2026, at 9:00 AM.

ITEM NO. 6.1

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**AUTHORIZATION FOR PAYMENT OF BILLS**  
Board Meeting June 10, 2026

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	581,701.29
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	396,013.99
TOTAL ALL FUNDS		977,715.28

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	977,715.28
TOTAL ALL BANKS		977,715.28

APPROVED PER EXECUTIVE DIRECTOR



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DATE

6.10.26

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**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**June 10, 2026**

Check	Date	Payee Name		Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
12502	05/13/2026	CRIA-EQUESTRIAN CENTER		\$80,000.00
	Invoice	Date	Description	Amount
	2026-00001829	05/11/2026	REIMBURSEMENT FOR MARCH 2026 OPERATING COS	\$80,000.00
12503	05/14/2026	L A COUNTY REGISTRAR-RECORDER/		\$25.00
	Invoice	Date	Description	Amount
	5/13/2026	05/13/2026	EXPO-2145-NOTICE OF EXEMPTION FILING	\$25.00
12504	05/27/2026	INDUSTRY PUBLIC UTILITIES		\$4,951.00
	Invoice	Date	Description	Amount
	2026-00001971	05/01/2026	2/17-4/16/26 SVC-MAIN GUARD SHACK	\$127.06
	2026-00001972	05/01/2026	2/17-4/16/26 SVC-GRAND ARENA-E SIDE OF PARKING L	\$253.15
	2026-00001973	05/01/2026	2/17-4/16/26 SVC-GRAND ARENA-S SIDE OF PARKING L	\$108.65
	2026-00001974	05/01/2026	2/17-4/16/26 SVC-NEAR CAFE @ GRAND EXPO	\$171.66
	2026-00001975	05/01/2026	2/17-4/16/26 SVC-PATIO CAFE	\$71.17
	2026-00001976	05/01/2026	2/17-4/16/26 SVC-GRAND ARENA CAFE	\$344.21
	2026-00001977	05/01/2026	2/17-4/16/26 SVC-SNACK BAR @ GRAND ARENA	\$400.37
	2026-00001978	05/01/2026	2/17-4/16/26 SVC-BUILDING 4-E SIDE PLANTER AREA	\$378.72
	2026-00001979	05/01/2026	2/17-4/16/26 SVC-WATER TOWER @ PAVILION PARKING	\$1,153.79
	2026-00001980	05/01/2026	2/17-4/16/26 SVC-ARENA NEAR BUNKHOUSE	\$214.18
	2026-00001981	05/01/2026	2/17-4/16/26 SVC-EXPO OFFICE	\$326.76
	2026-00001982	05/01/2026	2/17-4/16/26 SVC-BARN D	\$257.48
	2026-00001983	05/01/2026	2/17-4/16/26 SVC-DC @ BARN D	\$124.60
	2026-00001984	05/01/2026	2/17-4/16/26 SVC-BARN E	\$218.51
	2026-00001985	05/01/2026	2/17-4/16/26 SVC-DC @ BARN E	\$124.60
	2026-00001986	05/01/2026	2/17-4/16/26 SVC-BATHROOM @ BARN E	\$257.48
	2026-00001987	05/01/2026	2/17-4/16/26 SVC-HORSE TRAINING AREA BEHIND BUN	\$214.18

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**June 10, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	2026-00001988	05/01/2026	2/17-4/16/26 SVC-1ST GUARD SHACK	\$79.83
	2026-00001989	05/01/2026	2/17-4/16/26 SVC-S SIDE OF BLDG BEHIND GATED ARE.	\$124.60
<b>12505</b>	06/10/2026		<b>BEI CONSTRUCTION, INC.</b>	<b>\$19,846.77</b>
	Invoice	Date	Description	Amount
	#2-EXPO-2144	06/01/2026	SECURITY CAMERA INSTALLATION @EXPO CNTR	\$19,846.77
<b>12506</b>	06/10/2026		<b>CINTAS CORPORATION LOC 693</b>	<b>\$148.84</b>
	Invoice	Date	Description	Amount
	9374819680	05/31/2026	LEASE FEE AED MACHINE EXPO CNTR-MAY 2026	\$148.84
<b>12507</b>	06/10/2026		<b>CITY OF INDUSTRY</b>	<b>\$1,111.99</b>
	Invoice	Date	Description	Amount
	2026-00001991	04/30/2026	APRIL 2026 FUEL COSTS	\$1,111.99
<b>12508</b>	06/10/2026		<b>CNC ENGINEERING</b>	<b>\$152,307.50</b>
	Invoice	Date	Description	Amount
	515292	05/28/2026	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$59,510.00
	515278	05/28/2026	PAVILION UPGRADES	\$2,415.00
	515279	05/28/2026	PAVILION UPGRADES	\$50,370.00
	515280	05/28/2026	EXPO CENTER ALARM SYSTEM UPGRADES	\$22,082.50
	515281	05/28/2026	EXPO CENTER AUDIO/VIDEO UPGRADES	\$3,572.50
	515282	05/28/2026	EXPO CENTER OFFICE IMPROVEMENTS	\$11,282.50
	515283	05/28/2026	MISCELLANEOUS TRAILS LIGHTING IMPROVEMENTS A	\$950.00
	515284	05/28/2026	SECURITY CAMERA INSTALLATION AT EXPO CENTER	\$2,125.00
<b>12509</b>	06/10/2026		<b>CRIA-EQUESTRIAN CENTER</b>	<b>\$70,000.00</b>

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**June 10, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	Invoice	Date	Description	Amount
	MAY-26	05/27/2026	REIMBURSEMENT FOR APRIL 2026 OPERATING COSTS	\$70,000.00
12510	06/10/2026		CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount
	MAY-26	05/11/2026	REPLENISH PAYROLL ACCT FOR MAY 2026	\$5,000.00
12511	06/10/2026		FEC FUTURE CONTRACTORS AND EN	\$375,239.55
	Invoice	Date	Description	Amount
	#9-EXPO-2139	06/01/2026	EXPO CNTR PAVILION BLDG UPGRADES	\$394,989.00
12512	06/10/2026		FEC FUTURE CONTRACTORS AND EN	\$19,749.45
	Invoice	Date	Description	Amount
	RET#9-EXPO-2139	06/01/2026	RET-EXPO CENTER PAVILION BLDG UPGRADES	\$19,749.45
12513	06/10/2026		FIRST FIRE SYSTEMS, INC.	\$1,725.00
	Invoice	Date	Description	Amount
	MHD11962	05/29/2026	REPLACE TAMPER SWITCHES FOR FIRE SYSTEM BAC	\$1,725.00
12514	06/10/2026		FULLERTON ELECTRIC	\$14,303.32
	Invoice	Date	Description	Amount
	#2-EXPO-2143	06/01/2026	MISC TRAIL LIGHTING IMPROV ALONG TEMPLE AVE &	\$14,303.32
12515	06/10/2026		IDS GROUP, INC.	\$5,530.00
	Invoice	Date	Description	Amount
	24X80.00-13	04/24/2026	ELECTRICAL ENGINEERING SVC	\$5,530.00

**Civic-Recreational-Industrial Authority  
Board Meeting  
June 10, 2026**

Check	Date	Payee Name		Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
12516	06/10/2026	INDUSTRY SECURITY SERVICES		\$64,803.36
	Invoice	Date	Description	Amount
	SG-ECGP-2093	05/29/2026	5/22-5/28/26 SECURITY SVC-EXPO CNTR	\$13,691.04
	SG-ECGP-2092	05/22/2026	5/15-5/21/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2091	05/15/2026	5/8-5/14/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2090	05/08/2026	5/1-5/7/26 SECURITY SVC-EXPO CNTR	\$12,778.08
	SG-ECGP-2089	05/01/2026	4/24-4/30/26 SECURITY SVC-EXPO CNTR	\$12,778.08
12517	06/10/2026	JANUS PEST MANAGEMENT		\$370.00
	Invoice	Date	Description	Amount
	294651	04/10/2026	MONTHLY PEST SVC-CONDO'S @EXPO	\$185.00
	295665	05/11/2026	MONTHLY PEST SVC-CONDO'S @EXPO	\$185.00
12518	06/10/2026	MORTISE & TENON BUILDING CORP		\$14,500.00
	Invoice	Date	Description	Amount
	534	05/11/2026	INTERIOR REPAIRS-BARD D @EXPO	\$14,500.00
12519	06/10/2026	NORTH STAR LAND CARE		\$79,125.00
	Invoice	Date	Description	Amount
	1601-1336	05/15/2026	TREE MAINT SVC - INDUSTRY HILLS EXPO	\$2,300.00
	1601-1335	05/15/2026	TREE MAINT SVC - INDUSTRY HILLS EXPO	\$35,545.00
	1601-1307	04/30/2026	TREE MAINT SVC - INDUSTRY HILLS EXPO	\$3,400.00
	1601-1305	04/30/2026	TREE MAINT SVC - INDUSTRY HILLS EXPO	\$31,580.00
	1601-1306	04/30/2026	TREE MAINT SVC - INDUSTRY HILLS EXPO	\$6,300.00
12520	06/10/2026	OCEAN BLUE ENVIRONMENTAL SERV		\$6,431.42
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority**  
**Board Meeting**  
**June 10, 2026**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	42786	04/28/2026	PACKAGE DRUMS,CLEAN SITE & DIG OUT SOIL @EXPO	\$6,431.42
<b>12521</b>	06/10/2026		<b>OLDHAM ARCHITECTS INC.</b>	<b>\$26,000.00</b>
	Invoice	Date	Description	Amount
	25052-01	05/08/2026	DESIGN SVC INDUSTRY HILLS EXPO CNTR	\$26,000.00
<b>12522</b>	06/10/2026		<b>THE BIG NORWEGIAN</b>	<b>\$3,887.38</b>
	Invoice	Date	Description	Amount
	58027	04/21/2026	INSPECTING & SVC 2000 JOHN DEERE 6400 @EXPO	\$3,887.38
<b>12523</b>	06/10/2026		<b>VENEKLASSEN ASSOCIATES, INC.</b>	<b>\$32,659.70</b>
	Invoice	Date	Description	Amount
	80600	04/06/2026	DESIGN SVC-EXPO CNTR AV UPGRADES GRAND AREN	\$4,200.00
	80880	05/18/2026	DESIGN SVC-EXPO CNTR GRAND ARENA-AV UPGRADE	\$24,009.70
	80772	05/06/2026	MASTER PLAN CAMPUS SECURITY @EXPO	\$4,450.00

Checks	Status	Count	Transaction Amount
	Total	22	\$977,715.28

ITEM NO. 6.2

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 11, 2026  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Ronald Whitemore, Vice Chairman  
Sean Lee, Board Member  
Ronald McPeak, Board Member

ABSENT: Alex Bauman, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**CONSENT CALENDAR**

**6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR FEBRUARY 11, 2026**

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.*

**6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR FEBRUARY 2026**

*RECOMMENDED ACTION: Receive and file.*

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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**6.3 PRESENTATION OF THE FY 2025-2026 MID-YEAR BUDGET REPORT, AND CONSIDERATION OF RESOLUTION NO. CRIA 2026-03, ADOPTING THE FY 2025-2026 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, AND THE FY 2025-2026 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM BUDGET**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2026-03.*

**6.4. CONSIDERATION OF RESOLUTION NO. CRIA 2026-04, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2026-04.*

**6.5 CONSIDERATION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KDM MERIDIAN, FOR PROFESSIONAL LAND SURVEY SERVICES AT THE EXPO CENTER AND INDUSTRY HILLS, EXTENDING THE TERM THROUGH DECEMBER 31, 2027, REVISING THE SCOPE OF SERVICES, REVISING THE RATE SCHEDULE, AND INCREASING COMPENSATION BY \$33,500.00**

*RECOMMENDED ACTION:* *Approve the Amendment.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar.

Mike Greenspan spoke in opposition to the Consent Calendar. He stated that he visited City Hall earlier that morning to review the CRIA agenda and observed that Item 6.2 included a page identified as a handout. He expressed concern that this constituted a violation of the Brown Act, questioning how the Board could approve an item that was not posted in full.

Executive Director Joshua Nelson requested that General Counsel Jaime Casso advise the Board regarding Brown Act requirements for agenda postings.

General Counsel Jaime Casso explained that the Brown Act requires that agenda items be posted at least 72 hours in advance of the meeting, which was done in compliance

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
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for Item 6.2. He noted that the agenda adequately described the item, and that the Brown Act does not require all supporting materials to be included in the initial posting. He further stated that the handout was made available at City Hall with the agenda materials and was provided to the Board prior to the meeting.

Mr. Casso concluded that the item was in compliance with the Brown Act and could be considered by the Board. He acknowledged Mr. Greenspan's comments but clarified that his interpretation was incorrect.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

MOTION BY VICE CHAIR WHITTIERMORE, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN
ABSTAIN:	BOARD MEMBERS:	NONE

## ACTION ITEMS

### 7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JANUARY 31, 2026.

*RECOMMENDED ACTION:* *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for January 31, 2026. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1.

Mike Greenspan spoke for one minute in opposition to Action Item 7.1.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
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MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIR WHITTIERMORE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN
ABSTAIN:	BOARD MEMBERS:	NONE

## 7.2 UPDATE ON THE EXPO CENTER

*RECOMMENDED ACTION:*

*Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and a handout on the recent events that have taken place at the Expo Center and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2.

Mike Greenspan spoke for one minute in opposition to Action Item 7.2.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BOARD MEMBER LEE TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	BAUMAN
ABSTAIN:	BOARD MEMBERS:	NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
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**PRESENTATIONS- CRIA MILESTONE RECOGNITION**

Executive Director Joshua Nelson recognized Chair Benavidez for five years of service on the CRIA Board and presented him with a commemorative pin.

**EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Joshua Nelson expressed appreciation to John Bella, Director of the Rowland Water District, for his attendance at the meeting.

**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENT**

Mike Greenspan spoke for one minute about his first amendment freedom of speech rights.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:18 a.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 14, 2026  
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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 1:03 p.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

**FLAG SALUTE**

The flag salute was led by Chairman Benavidez.

**AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)**

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

**ROLL CALL**

PRESENT: Eric Benavidez, Chairman  
Ronald Whittemore, Vice Chairman  
Alex Bauman, Board Member  
Ronald McPeak, Board Member

ABSENT: Sean Lee, Board Member

STAFF PRESENT: Joshua Nelson, Executive Director; Bing Hyun, Assistant Executive Director; James M. Casso, General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

**PRESENTATION-NONE**

**CONSENT CALENDAR**

**6.1. CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR APRIL 8, 2026**

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate Authority Officials to pay the bills.*

**6.2 CONSIDERATION OF THE MINUTES OF THE OCTOBER 7, 2025 SPECIAL MEETING, NOVEMBER 12, 2025 REGULAR MEETING, DECEMBER 10, 2025 REGULAR MEETING, JANUARY 14, 2026 SPECIAL MEETING, AND FEBRUARY 11, 2026 REGULAR MEETING**

*RECOMMENDED ACTION: Approve as submitted.*

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 14, 2026  
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**6.3 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR FEBRUARY 2026**

*RECOMMENDED ACTION:* *Receive and file.*

**6.4 CONSIDERATION OF RESOLUTION NO. CRIA 2026-05, CONFIRMING THE CONTINUED EXISTENCE OF AN EMERGENCY CONDITION AT THE EXPO CENTER, AND DECLARING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE CERTAIN WORK TO BE PERFORMED WITHOUT FORMAL COMPETITIVE BIDDING PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE SECTION 22050 AND SECTION 3.52.110 OF THE CITY'S MUNICIPAL CODE**

*RECOMMENDED ACTION:* *Adopt Resolution No. CRIA 2026-05.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

MOTION BY BOARD MEMBER MCPEACK, AND SECOND BY VICE CHAIR WHITTIERMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

**ACTION ITEMS**

**7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR FEBRUARY 28, 2026.**

*RECOMMENDED ACTION:* *Receive and file the report.*

Dean Yamagata from Frazier LLP provided a staff report regarding the Financial Report for February 28, 2026. He was available to answer any questions.

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

MOTION BY BOARD MEMBER MCPEACK, AND SECOND BY VICE CHAIR WHITTIERMORE TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

## 7.2 UPDATE ON THE EXPO CENTER

*RECOMMENDED ACTION:* *Receive and file.*

Cory Moss, Expo Facility Ops Manager, provided a staff report and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER BAUMAN TO RECEIVE AND FILE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE
ABSTAIN:	BOARD MEMBERS:	NONE

**PUBLIC HEARINGS-NONE**

**CLOSED SESSION-NONE**

**EXECUTIVE DIRECTOR COMMUNICATIONS**

NONE

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
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**AB 1234 REPORTS**

There were none.

**BOARD MEMBER COMMUNICATIONS**

There were none.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 1:17 p.m.

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Eric Benavidez, Chairman

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Julie Gutierrez-Robles, Secretary

ITEM NO. 6.3

CRIA CHECK REGISTER

APRIL

2026

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
04/02/2026	ACH	SOUTHERN GLAZER'S OF CA SOUTH	\$3,104.00	MONTHLY WIRELESS PHONE CHARGES
04/06/2026	ACH	HARBOR DISTRIBUTING,LLC	\$8,553.40	CLEANING SUPPLIES EXPENSE
04/01/2026	1234	AIRGAS USA, LLC	\$318.18	EVENT SECURITY SERVICES
04/01/2026	1235	CAPITAL PROTECTION INC.	\$0.00	MATS, MOPS AND UNIFORMS
04/01/2026	1236	CNC EQUESTRIAN MANAGEMENT	\$53,850.00	Monthly Salaries, Monthly Mgmt Fee-APRIL
04/01/2026	1237	DMV RENEWAL	\$54.00	POSTAGE EXPENSE
04/01/2026	1238	F.GAVINA & SONS INC.	\$408.46	PEST CONTROL
04/01/2026	1239	FED EX	\$139.94	SPECIALTY CUPS/ALCOHOL INVENTORY
04/01/2026	1240	HARBOR DISTRIBUTING,LLC	\$0.00	ORDERED DUPLICATE KEYS
04/01/2026	1241	HOME DEPOT	\$1,034.17	OFFICE SUPPLIES EXPENSE
04/01/2026	1242	JANUS PEST MANAGEMENT, INC.	\$808.00	CONTRACT LABOR PR W/E 03/26 AND 04/05/26
04/01/2026	1243	OFFICE DEPOT	\$176.43	LEASE PAYMENT-POSTAGE METER
04/01/2026	1244	OS4 LABOR	\$2,134.86	MONTHLY UTILITY EXPENSE
04/01/2026	1245	PT EVENTS INC.	\$7,581.78	NEW COVERS FOR 2-15x30 TENTS
04/01/2026	1246	SATSUMA LANDSCAPE	\$8,674.00	ROLLOFF, DUMP FEES, STORAGE BOX & ORGANICS SERVICES
04/01/2026	1247	SOUTHERN GLAZER'S OF CA SOUTH	\$0.00	PEST CONTROL
04/01/2026	1248	XEROX FINANCIAL SERVICES	\$858.20	BEVERAGE ORDER/ALCOHOL INVENTORY
04/01/2026	1252	STAPLES	\$110.77	SECURITY DEPOSIT REFUND
04/01/2026	1253	CAPITAL PROTECTION INC.	\$0.00	CLEANING SUPPLIES EXPENSE
04/01/2026	1254	THE FLY GUY	\$525.52	EVENT SECURITY SERVICES
04/01/2026	1255	AR-030726 JOANNA RODRIGUEZ	\$400.00	PRINTER FEED ERROR
04/09/2026	1256	CAPITAL PROTECTION INC.	\$400.00	PROPERTY MAINTENANCE EXPENSE
04/09/2026	1257	CAPITAL PROTECTION INC.	\$2,958.00	PEST CONTROL
04/16/2026	1258	AT&T	\$189.16	MONTHLY WIRELESS PHONE CHARGES
04/16/2026	1259	BRADY INDUSTRIES	\$705.13	CLEANING SUPPLIES EXPENSE
04/16/2026	1260	CAPITAL PROTECTION INC.	\$7,596.00	EVENT SECURITY SERVICES
04/16/2026	1261	CINTAS	\$5,927.32	MATS, MOPS AND UNIFORMS
04/16/2026	1262	CNC EQUESTRIAN MANAGEMENT	\$40,587.26	CONTRACT LABOR-Satsuma Mar/April. REIMB CC Purchases
04/16/2026	1263	FED EX	\$132.52	POSTAGE EXPENSE
04/16/2026	1264	JANUS PEST MANAGEMENT, INC.	\$775.00	PEST CONTROL
04/16/2026	1265	KINGZ KUP	\$900.00	SPECIALTY CUPS/ALCOHOL INVENTORY
04/16/2026	1266	LOCKS PLUS	\$150.93	ORDERED DUPLICATE KEYS
04/16/2026	1267	OFFICE DEPOT	\$278.81	OFFICE SUPPLIES EXPENSE
04/16/2026	1268	OS4 LABOR	\$3,857.83	CONTRACT LABOR PR W/E 03/26 AND 04/05/26
04/16/2026	1269	PITNEY BOWES GLOBAL FINANCE	\$244.31	LEASE PAYMENT-POSTAGE METER
04/16/2026	1270	SO CAL GAS	\$14.30	MONTHLY UTILITY EXPENSE
04/16/2026	1271	TBS CLEANING SERVICE	\$8,168.00	Mthly Clean Expo, Arena Events, Shuttles for Arena events.
04/16/2026	1272	VALLEY VISTA SERVICES	\$8,086.76	ROLLOFF, DUMP FEES, STORAGE BOX & ORGANICS SERVICES
04/16/2026	1273	JANUS PEST MANAGEMENT, INC.	\$573.00	PEST CONTROL
04/16/2026	1274	SYSCO	\$5,472.65	BEVERAGE ORDER/ALCOHOL INVENTORY

**CRIA CHECK REGISTER**

**APRIL**

**2026**

04/20/2026	1276	AR-041826 YVONNE GRATIANNE	\$400.00	SECURITY DEPOSIT REFUND
04/24/2026	1277	BRADY INDUSTRIES	\$657.76	CLEANING SUPPLIES EXPENSE
04/24/2026	1278	CAPITAL PROTECTION INC.	\$1,092.75	EVENT SECURITY SERVICES
04/24/2026	1279	VOID CHECK	\$0.00	PRINTER FEED ERROR
04/24/2026	1280	HOME DEPOT	\$442.05	PROPERTY MAINTENANCE EXPENSE
04/24/2026	1281	JANUS PEST MANAGEMENT, INC.	\$775.00	PEST CONTROL
04/24/2026	1282	JUAN LOPEZ	\$3,605.00	MONTHLY IT CONSULTING & SUPPORT
04/24/2026	1283	OFFICE DEPOT	\$226.87	OFFICE SUPPLIES EXPENSE
04/24/2026	1284	OS4 LABOR	\$889.02	CONTRACT LABOR PR W/E 04/12/26
04/24/2026	1285	VALLEY VISTA SERVICES	\$1,132.17	ROLLOFF, DUMP FEES, STORAGE BOX & ORGANICS SERVICES
04/24/2026	1286	PCR CASH	\$21,000.00	CASH WITHDRAWN FOR CHANGE-ARENA EVENTS
04/28/2026	1287	PCR CASH	\$2,487.40	REPLENISH PETTY CASH-FEB/MAR. RECEIPTS
04/24/2026	1288	SOUTHERN CALIFORNIA EDISON	\$13,527.70	MONTHLY UTILITY EXPENSE
04/24/2026	1289	THE FLY GUY	\$480.90	REFILL FLY ABATEMENT MATERIAL-BARN SYSTEM
04/28/2026	1290	AG-042426 YOLANDA GARCIA	\$600.00	SECURITY DEPOSIT REFUND
04/28/2026	1291	AR-042526 KIMBERLY FORBES	\$700.00	SECURITY DEPOSIT REFUND
04/28/2026	1292	MA-030126 USA BMX	\$4,450.00	SECURITY DEPOSIT REFUND

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**\$228,215.31**

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ITEM NO. 6.4



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Elise Calvo, City Treasurer

**DATE:** June 24, 2026

**SUBJECT:** Consideration of the Statement of Amended Investment Policy

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### **Background:**

Section 53646 (a)(2) of the California Government Code, states that the Treasurer or chief fiscal officer of any other local agency may annually render to his/her legislative body and any oversight committee an investment policy, that the legislative body shall consider at a public meeting.

This Agenda Item includes the Statement of Investment Policy for the City of Industry dated Fiscal Year 2026-2027, for all future investments, pursuant to Section 53601 and Section 53635 of the California Government Code.

The City of Industry maintains an Investment Policy to ensure public funds are managed with safety, liquidity, and yield – in that exact order of priority. To ensure ongoing legal compliance, staff regularly reviews this policy against amendments passed by the California State Legislature. This policy incorporates the following updates:

**Item a.: Negative-Yield Market Accommodations (CGC § 53601.6):** Extending the sunset clause to January 1, 2031, explicitly allowing municipal treasurers to hold U.S. Government-backed securities that might yield zero or negative interest if held to maturity during anomalous market conditions.

**Item e.: Commercial Paper Standards (CGC § 53601 (h)):** allowing municipal agencies to purchase prime Commercial Paper with maximum maturities extended up to 397 days (previously capped at 270 days). Additionally, statutory portfolio allocation caps are expanded to 40% to maximize short-term yield during shifting market cycles.

**Discussion:**

**Fiscal Impact:**

**Recommendation:**

It is my recommendation that the Board approve the amended Investment Policy.

**Exhibits:**

1. City of Industry Investment Policy Update 2026

# City of Industry

STATEMENT OF INVESTMENT POLICY  
ELISE CALVO, CITY TREASURER

**CITY OF INDUSTRY**  
**STATEMENT OF INVESTMENT POLICY**

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# CITY OF INDUSTRY

## STATEMENT OF INVESTMENT POLICY

Effective June 11, 2026

(Supersedes All Previous Investment Policies)

**1.0 Introduction.** The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities. Related activities which comprise good cash management include accurate cash projections, the expeditious collection of revenue, the control of disbursements, cost-effective banking relations, and arranging for a short-term borrowing program which coordinates working capital requirements and investment opportunities.

**2.0 Policy.** It is the policy of the City of Industry to invest public funds not required for immediate day-to-day operations in safe, liquid and medium-term investments. These investments shall yield an acceptable return while conforming to all California statutes and the City's Investment Policy.

**3.0 Scope.** It is intended that this policy cover the investment activities of all contingency reserves and inactive cash under the direct authority of the City and its component units including but not limited to, the City of Industry, the Successor Agency to the Industry Urban-Development Agency, the Civic-Recreational-Industrial Authority, the Industry Public Utilities Commission, the Industry Public Facilities Authority and the Industry Property and Housing Management Authority.

**3.1 Pooled Investments.** Investments for the City and its component units will be made on a pooled basis including, but not limited to, the City of Industry, the Successor Agency to the Industry Urban-Development Agency, the Civic-Recreational-Industrial Authority, the Industry Public Utilities Commission, the Industry Public Facilities Authority and the Industry Property and Housing Management Authority. The City's identifies the fund types involved as follows:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Trust Funds
- Miscellaneous Special Funds
- Any new funds created by the applicable governing board, unless specifically exempted

STATEMENT OF INVESTMENT POLICY

**3.2 Investments held separately.** Investment of bond proceeds will be held separately when required by the bond indentures. Bond proceeds will be invested in accordance with the requirements stated in the bond indentures. This policy does not apply to deferred compensation plans.

**4.0 Objectives.** Section 53600.5 of the California Government Code outlines the primary objectives of a trustee investing public money. The primary objectives, in order of priority, of the City's investment activities shall be:

**4.1. Safety.** Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure preservation of capital in the overall portfolio.

**4.2 Liquidity.** The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

**4.3 Return on investment.** Investment return becomes a consideration only after the basic requirements of safety and liquidity have been met. The City Treasurer shall attempt to realize a yield on investments consistent with California statutes and the City's Investment Policy.

The City Treasurer should strive to maintain the level of investment of all contingency reserves and inactive funds as close to one hundred percent (100%) as possible. While the objectives of safety and liquidity must first be met, it is recognized that portfolio assets represent a potential source of significant revenues. It is to the benefit of the City that these assets be managed to realize a yield on investments consistent with California statutes and the City's Investment Policy.

A buy and hold strategy will generally be followed; that is, investments once made will usually be held until maturity. A buy and hold strategy will result in unrealized gains or losses as market interest rates fall or rise from the coupon rate of the investment. Unrealized gains or losses, however, will diminish as the maturity dates of the investments are approached or as market interest rates move closer to the coupon rate of the investment. A buy and hold strategy requires that the portfolio be kept sufficiently liquid to preclude the undesired sale of investments prior to maturity. Occasionally, the City Treasurer may find it advantageous to sell an investment prior to maturity, but this should only be on an exception basis and only when it is in the best interest of the City.

**CITY OF INDUSTRY**

**STATEMENT OF INVESTMENT POLICY**

**5.0 Authorized investments.** The City Treasurer may invest City funds in the following investments as specified in the California Government Code Section 53601, and certain investment types are further limited to only the following specified investments.

	<b>Investment Type</b>	<b>Maximum Remaining Maturity</b>	<b>Maximum Specified % of Portfolio</b>	<b>Minimum Quality Requirements</b>	<b>California Government Code Sections</b>
a.	Securities of the U.S. Government, or its agencies (Including GSE debt and U.S. Treasury Obligations)	5 years	None	None (May accept zero/negative yields through 01/01/2031)	53601(b) 53601 (f) and 53601.6
b.	Negotiable Certificates of Deposits (NCDs)	5 years	30%	None	53601(i)
c.	Non-negotiable Certificates of Deposits	5 years	None	None	53630 et seq.
d.	Bankers Acceptances	180 days	40% total (Max 30% in any one commercial bank)	None	53601(g)
e.	Commercial Paper	397 days	40% total (Max 10% per single issuer)	A-1 or higher rating from an NRSRO	53601(h)(2)(C), 53635(a)(1)
f.	Local Agency Investment Fund (LAIF)	N/A	None (Subject to State statutory limits)	None	16429.1
g.	California Asset Management Program (CAMP) or JPAs	N/A	None	None	53601 (p)
h.	Collateralized Bank Deposits (Passbook savings/demand deposits)	5 years	None	None	53630 et. Seq and 53601 (n)
i.	Repurchase Agreements	1 year	None	None	53601(j)
j.	Los Angeles County Investment Pool	N/A	None	None	53684

**CITY OF INDUSTRY**

**STATEMENT OF INVESTMENT POLICY**

k.	It is the City of Industry's policy not to utilize Reverse Repurchase Agreements or shares of beneficial interest issued by diversified management companies (mutual funds), unless that fund is composed entirely of securities of the U.S. Government, or its agencies, and the use of such funds shall be restricted to sweep accounts. (Reverse Repurchase Agreements shall be permitted if they are assets of the Local Agency Investment Fund).				
l.	Local Agency Bonds	5 years	None	None	53601(a)
m.	Medium-Term Notes	5 years or less	30%	"A" rating category or its equivalent or better	53601(k)
n.	Registered Treasury Notes or Bonds of any of the other 49 states in addition to California *	5 years	None	None	53601(d)
o.	Bonds, Notes, Warrants, or other evidence of indebtedness of a local agency within California*	5 years	None	None	53601(e)
p.	All securities authorized by the California Code, but which are not currently allowed by this investment policy, must first be approved by City Council at the time of purchase.				

\* Includes but not limited to municipal bonds or other indebtedness issued by the City of Industry and/or its related Agencies.

Section 53601 of the California Government Code provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the City Council may grant express authority to make investments either specifically or as a part of an investment program approved by the City Council that exceeds the five year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.

STATEMENT OF INVESTMENT POLICY

**5.1 Review of Investment Portfolio.** The City's investment portfolio must be in compliance with Section 5.0 of this Policy at the time an investment is purchased. However, due to various reasons the portfolio may not be in compliance. The reasons for noncompliance that may arise include, but are not limited to a downgrade in a security's rating, redemptions or maturities resulting in exceeding maximum percentages of a particular investment type, fluctuation in total portfolio size, a change in the California Government Code, or subsequent update to the Investment Policy that renders investments made under previous policies incompliant.

The Treasurer shall review the portfolios quarterly to identify any securities that are no longer in compliance. The Treasurer shall report any major and critical incidences of noncompliance to the City Manager and City Council and provide recommendations to address the noncompliant securities.

**6.0 Reporting.** Sections 53607 and 53646 of the California Government Code allows the City Council, at its discretion, to require reports meeting the standards set forth in these sections, as well as any additional information desired. Therefore, it is the policy of the City that the City Treasurer or designee appointed by the City Treasurer file a report on the investments and transactions with the City Council as described in Sections 53607 and 53646 of the California Government Code.

**7.0 Selection of financial institutions and brokers/dealers.** Investments shall be purchased only through well-established, financially sound institutions. The City Treasurer or City Manager or their designee may maintain a list of financial institutions and broker/dealers who are approved to provide the City with investment services. This list should be updated annually by the City Treasurer to ensure compliance with this investment policy. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions will be given a copy of the City's Investment Policy, and a return cover letter which they must sign indicating that the investment policy has been read, understood and that their investment offers will comply with this policy.

All financial institutions and broker/dealers will take direction from the City Treasurer or City Manager or their designee as it relates to the investment strategy and investment policy of the City. Any instructions will be in the form of written instructions via email or other electronic transmissions.

Qualified financial institutions and broker/dealers must supply the City Treasurer or City Manager or their designee with the following:

- 7.1 Financial Institutions.**
- Current audited financial statements
  - Depository contracts, as appropriate

STATEMENT OF INVESTMENT POLICY

- A copy of the latest FDIC call report or the latest FHLBB report, as appropriate
- Proof that commercial banks, savings banks, or savings and loan associations are state or federally chartered

**7.2 Broker/Dealers.**

- Current audited financial statements
- Proof that brokerage firms are members in good standing of a national securities exchange, or
- A designation as a primary government dealer by the Federal Reserve Bank.

Commercial banks, savings banks, and savings and loan associations must maintain a minimum net worth to asset ratio as provided by law (total regulatory net worth divided by total assets), and must have had positive net earnings for the last reporting period

The City is prohibited from selecting any broker/dealer that has made a campaign contribution within any consecutive 48-month period which exceeds the limitations contained Rule G-37 of the Municipal Securities Rulemaking Board.

**8.0 Ethics and conflicts of interest.** All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment recommendations and decisions. Investment officials and employees shall make all disclosures appropriate under the Fair Political Practices Act and may seek the advice of the City Attorney and the Fair Political Practices Commission whenever there is a question of personal financial or investment positions that could represent potential conflicts of interest.

ITEM NO. 6.5



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Mathew Hudson, Director of Public Works  
Dev Birla, Contract Electric Utility Director

**DATE:** June 24, 2026

**SUBJECT:** Consideration of Amendment No. 5 to the Maintenance Services Agreement with A.D. Wilson, Inc., for the maintenance of underground utility substructures at the Industry Hills Expo Center, extending term through June 30, 2027, revising the rate schedule, and increasing compensation by \$150,000.00

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### **Background:**

The Industry Hills Expo Center property has numerous pull boxes, vaults, and unused conduits located underground that require regular inspection and maintenance to keep them in a safe condition and for potential use in future improvement projects. On May 12, 2021, the CRIA Board approved a Maintenance Services Agreement ("Agreement") with A.D. Wilson, Inc. ("A.D. Wilson") for the maintenance of underground utility substructures at the Industry Hills Expo Center, in an amount not-to-exceed \$60,000.00, through May 12, 2022.

On June 28, 2022, the CRIA Board approved Amendment No. 1 to the Agreement, revising the scope of services, extending the term through June 30, 2023, increasing compensation by \$120,000.00 and revising the rate schedule. On July 12, 2023, the CRIA Board approved Amendment No. 2, revising the scope of services, extending the term through June 30, 2024, and revising the rate schedule. On July 10, 2024, the CRIA Board approved Amendment No. 3, extending the term through June 30, 2025, and revising the rate schedule. Lastly, on April 9, 2025, the CRIA Board approved Amendment No. 4, increasing compensation by \$100,000.00, revising the rate schedule and extending the term through June 30, 2026.

### **Discussion:**

The Agreement expires on June 30, 2026, and Staff recommends extending the Agreement through June 30, 2027 for A.D. Wilson to continue providing these maintenance services to properly maintain and safely operate underground utility infrastructure at Expo Center, such as excavating to uncover buried pull boxes and adjust to the grade level and replace covers for safety reasons and perform related minor conduit work. Additionally, it is necessary to revise the rate schedule to reflect A.D. Wilson's current rates and increase the compensation by \$150,000.00.

**Fiscal Impact:**

The fiscal impact is \$150,000.00. In the Fiscal Year 2026-2027 Proposed Budget, \$335,000.00 is requested for CRIA-Administration Professional Services (Account No. 360-800-5120.01) (MP 01-34).

**Recommendation:**

It is recommended that the CRIA Board approves Amendment No. 5 to the Maintenance Services Agreement with A.D. Wilson.

**Exhibits:**

1. Amendment No. 5 to the Maintenance Services Agreement with A.D. Wilson, Inc. dated June 24, 2026
2. A.D. WILSON INC MAINTENANCE SERVICES AGREEMENT MAY 12 2021

**AMENDMENT NO. 5  
TO MAINTENANCE SERVICES AGREEMENT WITH  
A.D. WILSON, INC.**

This Amendment No. 5 to the Maintenance Services Agreement (“Agreement”) is made and entered into this 24<sup>th</sup> day of June 2026 (“Effective Date”), between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and A.D. Wilson, Inc, a California corporation (“Contractor”). CRIA and Contractor are hereinafter collectively referred to as the “Parties.”

**RECITALS**

**WHEREAS**, on or about May 12, 2021, the Agreement was entered into and executed between CRIA and Contractor to provide maintenance of equipment related to underground utilities services including excavating and adjusting buried pull boxes to grade level and replacing pull box covers as required for safe operation and maintenance; and

**WHEREAS**, on or about June 28, 2022, CRIA approved Amendment No. 1 to the Agreement, extending term through June 30, 2023, revising the scope of services, revising the rate schedule, and increasing compensation by \$120,000.00; and

**WHEREAS**, on or about July 12, 2023, CRIA approved Amendment No. 2 to the Agreement, revising the scope of services, extending term through June 30, 2024, and revising the rate schedule; and

**WHEREAS**, on or about July 10, 2024, CRIA approved Amendment No. 3 to the Agreement, extending term through June 30, 2025, and revising the rate schedule; and

**WHEREAS**, on or about April 9, 2025, CRIA approved Amendment No. 4 to the Agreement, increase compensation by \$100,000.00, revising the rate schedule and extending term through June 30, 2026; and

**WHEREAS**, the Agreement expires on June 30, 2026, and the Parties desire to extend the Agreement through June 30, 2027, for Contractor to continue providing maintenance services at Expo Center. It is also necessary to revise the rate schedule to reflect Contractor’s current rates, and increase compensation by \$150,000.00 for the extension; and

**WHEREAS**, for the reasons set forth herein, CRIA and Contractor desire to enter into Amendment No. 5, as set forth below.

**AMENDMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

**1. TERM**

Section 1, Term, is hereby revised to read in its entirety as follows:

This Agreement shall commence on Effective Date and shall remain and continue in

effect until tasks described herein are completed, but in no event later than June 30, 2027, unless sooner terminated pursuant to the provisions of this Agreement.

**4. PAYMENT**

The first sentence of paragraph 4(a) is hereby revised to read in its entirety as follows:

CRIA agrees to pay the Contractor for time and materials in an amount not to exceed Four Hundred Thirty Thousand Dollars (\$430,000.00) for the total Term of the Agreement unless additional payment is approved as provided in the Agreement.

**Exhibit B, Rate Schedule**

The Rate Schedule is hereby rescinded in its entirety and replaced with rates set forth in Attachment 1, attached hereto, and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 5 to the Agreement as of the Effective Date.

**“CRIA”**  
Civic Recreational Industrial Authority

**“CONTRACTOR”**  
A.D. Wilson, Inc.

By: \_\_\_\_\_  
Joshua Nelson, Executive Director

By: \_\_\_\_\_  
Richard Wilson, Principal

**Attest:**

By: \_\_\_\_\_  
Julie Gutierrez-Robles, Secretary

**APPROVED AS TO FORM**

By: \_\_\_\_\_  
James M. Casso, General Counsel

# ATTACHMENT 1

## EXHIBIT B

### Rate Schedule

#### Equipment & Labor Rental Rates\*(Large Equipment Price Includes Operator)

◆ *Vermeer Trencher T-655	\$ 495.00 - Hr.
◆ *Vermeer Trencher V5750	\$ 235.00 - Hr.
◆ *Hitachi 160 Excavator	\$ 280.00 - Hr.
◆ *John Deere Excavator 300 GLC	\$ 355.00 - Hr.
◆ *John Deere Loader 624	\$ 280.00 - Hr.
◆ *John Deere Loader 544	\$ 255.00 - Hr.
◆ *John Deere Backhoe 410	\$ 230.00 - Hr.
◆ *Backhoe w/Wheel	\$ 235.00 - Hr.
◆ *Broderson Hydrohammer	\$ 220.00 - Hr.
◆ *Vermeer 3" Mole	\$ 99.00 - Hr.
◆ *2000 Gallon Water Truck	\$ 185.00 - Hr.
◆ *Kenworth Lowbed	\$ 200.00 - Hr.
◆ *Flatbed 2 - Ton Dump	\$ 135.00 - Hr.
◆ Truck 1 - Ton	\$ 38.00 - Hr.
◆ Pickup ¾ Ton	\$ 35.00 - Hr.
◆ 185 CFM Air Compressor	\$ 45.00 - Hr.
◆ Arrow Board	\$ 165.00 - Day
◆ Trench Plate	\$ 29.00 - Day
◆ Jack Hammer 90 Lb.	\$ 19.00 - Hr.
◆ Toyo Chipping Gun	\$ 17.00 - Hr.
◆ 39" Drum AC Roller	\$ 61.00 - Hr.
◆ Makita Vibratory Plate	\$ 17.00 - Hr.
◆ Submersible Pump	\$ 11.00 - Hr.
◆ Generator	\$ 25.00 - Hr.
◆ Whacker	\$ 35.00 - Hr.
◆ Welder	\$ 55.00 - Hr.
◆ Powder Puff	\$ 19.00 - Hr.
◆ Foreman With Truck	\$ 170.00 - Hr.
◆ Operator	\$ 135.00 - Hr.
◆ Teamster	\$ 115.00 - Hr.
◆ Laborer	\$ 110.00 - Hr.
Blower w/hose	\$ 35.00 - Day
Cages	\$ 28.00 - Day
Gas Detector	\$ 55.00 - Day
Compaction Wheel	\$ 50.00 - Hour
Broom Sweeper	\$ 150.00 -
Material and outside service	At Cost

**EXHIBIT A TO AMENDMENT NO. 5**  
**PROFESSIONAL SERVICES AGREEMENT WITH A.D. WILSON INC. DATED MAY**  
**12, 2021**

## CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

### MAINTENANCE SERVICES AGREEMENT

This MAINTENANCE SERVICES AGREEMENT ("Agreement"), is made and effective as of May 12, 2021 ("Effective Date"), between the CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, a public body ("CRIA") and A.D. Wilson, Inc., a California corporation ("Contractor"). CRIA and Contractor are hereinafter collectively referred to as the "Parties".

#### RECITALS

**WHEREAS**, CRIA desires to engage Contractor to perform the services described herein, and Contractor desires to perform such services in accordance with the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions herein contained, CRIA and Contractor agree as follows:

#### 1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than May 12, 2022, unless sooner terminated pursuant to the provisions of this Agreement.

#### 2. SERVICES

(a) Contractor shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of CRIA. The Services shall be performed by Contractor, unless prior written approval is first obtained from CRIA. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) CRIA shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Contractor shall perform all Services in a manner reasonably satisfactory to CRIA and in a first-class manner in conformance with the standards of quality normally observed by an entity providing maintenance of equipment related to underground utilities, serving a public body.

(d) Contractor shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the

Political Reform Act (Government Code Section 81000 *et seq.*)). During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) CRIA has not consented in writing to Contractor's performance of such work. No officer or employee of CRIA shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CRIA. If Contractor was an employee, agent, appointee, or official of CRIA in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse CRIA for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

### **3. MANAGEMENT**

CRIA Executive Director shall represent CRIA in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Contractor, but shall have no authority to modify the Services or the compensation due to Contractor.

### **4. PAYMENT**

(a) CRIA agrees to pay the Contractor for time & materials. Amount not to exceed Sixty Thousand Dollars (\$60,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by CRIA. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by CRIA and Contractor at the time CRIA's written authorization is given to Contractor for the performance of said services.

(c) Contractor shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty

(30) days of receipt of each invoice as to all non-disputed fees. If CRIA disputes any of Contractor's fees it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

## **5. LABOR CODE AND PREVAILING WAGES**

(a) Contractor represents and warrants that it is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 16000, *et seq.*, ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. If the Services are being performed as part of an applicable "Public Works" or "Maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$15,000.00 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. CRIA shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and any location where the Services are performed. Contractor shall indemnify, defend and hold harmless, CRIA, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, failure or alleged failure to comply with Prevailing Wage Laws.

(b) In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Contractor shall make all such records available for inspection at all reasonable hours.

(c) To the extent applicable, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works.

(d) Contractor shall comply with the legal days work and overtime requirements of Sections 1813 and 1815 of the Labor Code.

(e) If the Services are being performed as part of an applicable Public works or Maintenance project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such Services must be registered with the

Department of Industrial Relations. Contractor shall maintain registration for the duration of the Agreement and require the same of any subcontractors, as applicable. This Services set forth in this Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements.

## **6. SUSPENSION OR TERMINATION OF AGREEMENT**

(a) CRIA may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Contractor at least ten (10) days prior written notice. Upon receipt of said notice, the Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If CRIA suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, CRIA shall pay to Contractor the actual value of the work performed up to the time of termination, provided that the work performed is of value to CRIA. Upon termination of the Agreement pursuant to this Section, the Contractor shall submit an invoice to CRIA pursuant to Section 5 of this Agreement.

## **7. OWNERSHIP OF DOCUMENTS**

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CRIA that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of CRIA or its designees at reasonable times to review such books and records; shall give CRIA the right to examine and audit said books and records; shall permit CRIA to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CRIA and may be used, reused, or otherwise disposed of by CRIA without the permission of the Contractor. With respect to computer files, Contractor shall make available to CRIA, at the Contractor's office, and upon reasonable written request by CRIA, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Contractor hereby grants to CRIA all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Contractor in the course of providing the

services under this Agreement. All reports, documents, or other written material developed by Contractor in the performance of the Services pursuant to this Agreement, shall be and remain the property of CRIA.

## **8. INDEMNIFICATION**

### **(a) Indemnity for professional liability**

When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless CRIA and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Contractor, its officers, agents, employees or subcontractors (or any agency or individual that Contractor shall bear the legal liability thereof) in the performance of professional services under this Agreement.

### **(b) Indemnity for other than professional liability**

Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless CRIA, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) DUTY TO DEFEND. In the event CRIA, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by CRIA, Contractor shall have an immediate duty to defend CRIA at Contractor's cost or at CRIA's option, to reimburse CRIA for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by CRIA is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Contractor and CRIA, as to whether liability arises from the sole negligence of CRIA or its officers, employees, or agents, Contractor will be obligated to pay for CRIA's defense until such time as a final judgment has been entered adjudicating CRIA as solely negligent. Contractor will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

**9. INSURANCE**

Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached hereto and incorporated herein by reference.

**10. INDEPENDENT CONTRACTOR**

(a) Contractor is and shall at all times remain as to CRIA a wholly independent Contractor and/or independent contractor. The personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither CRIA nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of CRIA. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatever against CRIA, or bind CRIA in any manner.

(b) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, CRIA shall not pay salaries, wages, or other compensation to Contractor for performing services hereunder for CRIA. CRIA shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

(c) Contractor shall indemnify, defend and hold harmless, CRIA, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, service as an independent contractor. The indemnity provisions set forth in this Section 10(c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies the CRIA may have under the law.

**11. LEGAL RESPONSIBILITIES**

The Contractor shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply with all such laws and regulations. CRIA, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this Section.

**12. UNDUE INFLUENCE**

Contractor declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of CRIA in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of CRIA has or will receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling CRIA to any and all remedies at law or in equity.

**13. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES**

No member, officer, or employee of CRIA, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

**14. RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without CRIA's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from CRIA, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within CRIA, unless otherwise required by law or court order.

(b) Contractor shall promptly notify CRIA should Contractor, its officers, employees, agents, or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within CRIA, unless Contractor is prohibited by law from informing CRIA of such Discovery, court order or subpoena. CRIA retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CRIA is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Contractor in such proceeding, Contractor agrees to cooperate fully with CRIA and to provide the opportunity to review any response to discovery requests provided by Contractor. However, CRIA's right to review any such response does not imply or mean the right by CRIA to control, direct, or rewrite said response.

**15. NOTICES**

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which

provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CRIA: CRIA  
15625 E. Stafford, Suite 100  
City of Industry, CA 91744  
Attention: Executive Director

With a Copy To: James M. Casso, General Counsel  
Casso & Sparks, LLP  
13300 Crossroads Parkway North, Suite 410  
City of Industry, CA 91746

To Contractor: A.D. Wilson, Inc.  
4078 Crestview Drive  
Norco, CA 92860  
Attention: Richard Wilson

**16. ASSIGNMENT**

The Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of CRIA.

Before retaining or contracting with any subcontractor for any services under this Agreement, Contractor shall provide CRIA with the identity of the proposed subcontractor, a copy of the proposed written contract between Contractor and such subcontractor which shall include and indemnity provision similar to the one provided herein and identifying CRIA as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subcontractor carries insurance at least equal to that required by this Agreement or obtain a written waiver from CRIA for such insurance.

Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to CRIA for the performance of its subcontractor as it would be if Contractor had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between CRIA and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subcontractor under this Agreement.

**17. GOVERNING LAW/ATTORNEYS' FEES**

CRIA and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the

provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Contractors, as well as costs on appeal, in addition to any other relief to which it may be entitled.

**18. ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

**19. SEVERABILITY**

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

**20. COUNTERPARTS**

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

**21. CAPTIONS**

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

**22. WAIVER**

The waiver by CRIA or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by CRIA or Contractor unless in writing.

**23. REMEDIES**

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

**24. AUTHORITY TO EXECUTE THIS AGREEMENT**

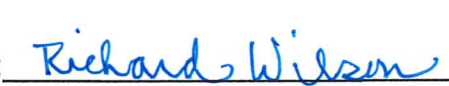
The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

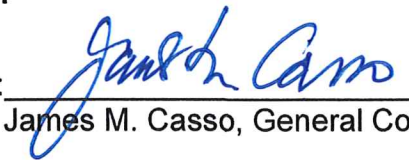
**“CRIA”**  
**Civic-Recreational-Industrial Authority**

**“CONTRACTOR”**  
A.D. Wilson, Inc.

By:   
Troy Helling, Executive Director

By:   
Richard Wilson, President

**Attest:**  
  
By: Julie Gutierrez-Robles, Secretary

**Approved as to form:**  
By:   
James M. Casso, General Counsel

- |              |           |                        |
|--------------|-----------|------------------------|
| Attachments: | Exhibit A | Scope of Services      |
|              | Exhibit B | Rate Schedule          |
|              | Exhibit C | Insurance Requirements |

EXHIBIT A

SCOPE OF SERVICES

Contractor shall provide the following services at the Industry Hills Expo Center property:

- Contractor shall locate underground pull-boxes and vaults based on as-builts drawings available and direction from CRIA representatives, including uncovering any buried boxes, throughout the property.
- Contractor shall clean out any dirt, mud, water, debris, etc. from the pull-boxes and locate any unused conduits.
- Blow out and/or clean out, mandrel, and install pull rope in CRIA specified conduits after pull boxes are located and cleaned.

EXHIBIT B

RATE SCHEDULE

<b>Classification</b>	<b>Rate</b>
Foreman	\$130.00/HR
Laborer	\$85.00/HR
1 Ton Truck with Air Compressor	\$83.00/HR
1/4-inch by 4000-foot Pull Rope	\$113.00/Roll

## EXHIBIT C

### INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification of CRIA, and prior to commencement of the Services, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CRIA.

**General liability insurance.** Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

**Automobile liability insurance.** Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

**Professional liability (errors & omissions) insurance.** Contractor shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

**Workers' compensation insurance.** Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Contractor shall submit to CRIA, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CRIA, its officers, agents, employees and volunteers.

**Proof of insurance.** Contractor shall provide certificates of insurance to CRIA as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by CRIA's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CRIA at all times during the term of this contract. CRIA reserves the right to require complete, certified copies of all required insurance policies, at any time.

**Duration of coverage.** Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise

from or in connection with the performance of the Services hereunder by Contractor, his agents, representatives, employees or subcontractors.

**Primary/noncontributing.** Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by CRIA shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CRIA before CRIA's own insurance or self-insurance shall be called upon to protect it as a named insured.

**CRIA's rights of enforcement.** In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CRIA has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CRIA will be promptly reimbursed by Contractor, or CRIA will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, CRIA may cancel this Agreement.

**Acceptable insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by CRIA's Risk Manager.

**Waiver of subrogation.** All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CRIA, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against CRIA, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

**Enforcement of contract provisions (non estoppel).** Contractor acknowledges and agrees that any actual or alleged failure on the part of CRIA to inform Contractor of non-compliance with any requirement imposes no additional obligations on CRIA nor does it waive any rights hereunder.

**Requirements not limiting.** Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, CRIA requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CRIA.

Notice of cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to CRIA with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

**Additional insured status.** General liability policies shall provide or be endorsed to provide that CRIA and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

**Prohibition of undisclosed coverage limitations.** None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CRIA and approved of in writing.

**Separation of Insureds.** A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

**Pass Through Clause.** Contractor agrees to ensure that its subcontractors, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with Contractors, subcontractors, and others engaged in the project will be submitted to CRIA for review.

**CRIA's right to revise specifications.** CRIA reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, CRIA and Contractor may renegotiate Contractor's compensation.

**Self-insured retentions.** Any self-insured retentions must be declared to and approved by CRIA. CRIA reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CRIA.

**Timely notice of claims.** Contractor shall give CRIA prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

**Additional insurance.** Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.6



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Mathew Hudson, Director of Public Works  
James Cramsie, Sr. Director of Engineering

**DATE:** June 24, 2026

**SUBJECT:** Consideration of Amendment No. 2 to the Professional Services Agreement with Environs, Inc. to provide on-call landscape architecture services extending the term through August 12, 2028

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### **Background:**

On August 11, 2021, the Board approved a Professional Services Agreement (“Agreement”) with Environs, Inc. (“Environs”) to provide on-call landscape architecture and irrigation design services at an on-call basis in an amount not to exceed \$100,000.00. Environs assists with Capital Improvement Projects that require landscape architecture and irrigation plans. Currently the only project that required these services was the Pavilion Gazebo Project. On August 7, 2024, Amendment No. 1 was approved to extend the term through August 12, 2026, and revising the rate schedule.

### **Discussion:**

The Agreement is set to expire on August 12, 2026, and Staff recommends approving Amendment No. 2 to extend the term through August 12, 2028, as Environs is continuing to provide landscape architecture services, as needed.

### **Fiscal Impact:**

There is no additional fiscal impact associated with Amendment No. 2.

### **Recommendation:**

Staff recommends the Board approve Amendment No. 2 to the Agreement with Environs.

**Exhibits:**

1. Amendment No. 2 to the Professional Services Agreement with Environs, Inc. dated June 24, 2026
2. ENVIRONS INC PROF SERVICES AGREEMENT

**AMENDMENT NO. 2  
TO PROFESSIONAL SERVICES AGREEMENT WITH  
ENVIRONS, INC.**

This Amendment No. 2 to the Professional Services Agreement (“Agreement”) is made and entered into this 24<sup>th</sup> day of June, 2026, (“Effective Date”) between the Civic-Recreational-Industrial Authority (“CRIA”), a public body, and Environs, Inc. (“Consultant”), a California corporation. CRIA and Consultant are hereinafter collectively referred to as the “Parties.”

**RECITALS**

**WHEREAS**, on or about August 11, 2021, the Agreement was entered into and executed between CRIA and Consultant for providing landscape architecture services on an as-needed basis in an amount not-to-exceed \$100,000.00; and

**WHEREAS**, on or about August 7, 2024, Amendment No. 1 was approved to extend the term through August 12, 2026, and revise the rate schedule; and

**WHEREAS**, the Agreement expires on August 12, 2026, and work is ongoing, Staff recommends extending the term though August 12, 2028; and

**WHEREAS**, for the reasons set forth herein, CRIA and Consultant desire to enter into this Amendment No. 2, as set forth below.

**AMENDMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

**1. TERM**

Section 1, Term, is hereby revised to read in its entirety as follows:

This Agreement shall commence on Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than August 12, 2028, unless sooner terminated pursuant to the provisions of this Agreement.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 2 to the Agreement as of the Effective Date.

**“CRIA”**

Civic Recreational Industrial Authority

**“CONSULTANT”**

Environs, Inc.

By: \_\_\_\_\_  
Joshua Nelson, Executive Director

By: \_\_\_\_\_  
Brett French, President

**Attest:**

By: \_\_\_\_\_  
Julie Gutierrez-Robles, Secretary, CMC

**APPROVED AS TO FORM**

By: \_\_\_\_\_  
James M. Casso, General Counsel

**EXHIBIT A TO AMENDMENT NO. 2**  
**PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONS, INC.**  
**DATED AUGUST 11, 2021**

## CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY

### PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of August 11, 2021 ("Effective Date"), between the CIVIC-RECRECREATIONAL-INDUSTRIAL AUTHORITY ("CRIA"), a public body, and Environs, Inc., a California corporation ("Consultant"). CRIA and Consultant are hereinafter collectively referred to as the "Parties".

#### RECITALS

**WHEREAS**, CRIA desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions herein contained, CRIA and Consultant agree as follows:

#### 1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than August 12, 2024, unless sooner terminated pursuant to the provisions of this Agreement.

#### 2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of CRIA. The Services shall be performed by Consultant, unless prior written approval is first obtained from CRIA. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) CRIA shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to CRIA and in a first-class manner in conformance with the standards of quality normally observed by an entity providing landscape architecture services on an as-needed basis serving a public body.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the

Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) CRIA has not consented in writing to Consultant's performance of such work. No officer or employee of CRIA shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CRIA. If Consultant was an employee, agent, appointee, or official of CRIA in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse CRIA for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

### 3. MANAGEMENT

CRIA Executive Director shall represent CRIA in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

### 4. PAYMENT

(a) CRIA agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed One Hundred Thousand Dollars (\$100,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by CRIA. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by CRIA and Consultant at the time CRIA's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If CRIA disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

## **5. SUSPENSION OR TERMINATION OF AGREEMENT**

(a) CRIA may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If CRIA suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, CRIA shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to CRIA. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to CRIA pursuant to Section 5 of this Agreement.

## **6. OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CRIA that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of CRIA or its designees at reasonable times to review such books and records; shall give CRIA the right to examine and audit said books and records; shall permit CRIA to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of CRIA and may be used, reused, or otherwise disposed of by CRIA without the permission of the Consultant. With respect to computer files, Consultant shall make available to CRIA, at the Consultant's office, and upon reasonable written request by CRIA, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to CRIA all right, title, and interest, including any

copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of CRIA.

## 7. INDEMNIFICATION

### (a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless CRIA and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

### (b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless CRIA, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant.

(c) DUTY TO DEFEND. In the event CRIA, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by CRIA, Consultant shall have an immediate duty to defend CRIA at Consultant's cost or at CRIA's option, to reimburse CRIA for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by CRIA is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and CRIA, as to whether liability arises from the sole negligence of CRIA or its officers, employees, or agents, Consultant will be obligated to pay for CRIA's defense until such time as a final judgment has been entered adjudicating CRIA as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

**8. INSURANCE**

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit B attached hereto and incorporated herein by reference.

**9. INDEPENDENT CONSULTANT**

(a) Consultant is and shall at all times remain as to CRIA a wholly independent Consultant and/or independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither CRIA nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of CRIA. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against CRIA, or bind CRIA in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, CRIA shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for CRIA. CRIA shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

(c) Consultant shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Consultant's or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant, service as an independent contractor. The indemnity provisions set forth in this Section 9 (c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies the City may have under the law.

**10. LEGAL RESPONSIBILITIES**

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. CRIA, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

**11. UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of CRIA in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of CRIA has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling CRIA to any and all remedies at law or in equity.

**12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES**

No member, officer, or employee of CRIA, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

**13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without CRIA's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from CRIA, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within CRIA, unless otherwise required by law or court order. (b) Consultant shall promptly notify CRIA should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within CRIA, unless Consultant is prohibited by law from informing CRIA of such Discovery, court order or subpoena. CRIA retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CRIA is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with CRIA and to provide the opportunity to review any response to discovery requests provided by Consultant. However, CRIA's right to review any such response does not imply or mean the right by CRIA to control, direct, or rewrite said response.

**14. NOTICES**

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which

provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CRIA:	CRIA 15625 Mayor Dave Way City of Industry, CA 91744 Attention: Executive Director
With a Copy To:	James M. Casso, General Counsel Casso & Sparks, LLP 13300 Crossroads Parkway North, Suite 410 City of Industry, CA 91746
To Consultant:	Environs, Inc. 801 El Berro San Clemente, CA 92672 Attention: Brett French, President

**15. ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of CRIA.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide CRIA with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include and indemnity provision similar to the one provided herein and identifying CRIA as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from CRIA for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to CRIA for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between CRIA and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

**16. GOVERNING LAW/ATTORNEYS' FEES**

CRIA and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the

provisions of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

**17. ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

**18. SEVERABILITY**

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

**19. COUNTERPARTS**

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

**20. CAPTIONS**

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

**21. WAIVER**

The waiver by CRIA or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by CRIA or Consultant unless in writing.

**22. REMEDIES**

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.


**23. AUTHORITY TO EXECUTE THIS AGREEMENT**

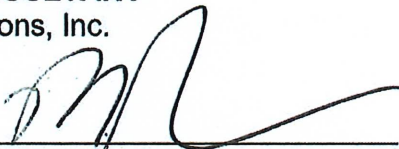
The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

**“CRIA”**  
**Civic-Recreational-Industrial Authority**

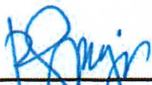
**“CONSULTANT”**  
**Environs, Inc.**

By:   
Joshua Nelson, Executive Director

By:   
Brett French, President

**Attest:**  
By:   
Julie Gutierrez-Robles, Secretary

**Approved as to form:**

By:   
for James M. Casso, General Counsel

- |              |           |                        |
|--------------|-----------|------------------------|
| Attachments: | Exhibit A | Scope of Services      |
|              | Exhibit B | Rate Schedule          |
|              | Exhibit C | Insurance Requirements |

## EXHIBIT A

### SCOPE OF SERVICES

Consultant shall provide the following on-call landscape architecture and irrigation design services as directed by CRIA:

- Development of landscape, planting, and irrigation plans, specifications, and engineer's estimates for CRIA Expo projects, as needed, in accordance with the City of Industry's policies and the Standard Specifications for Public Works Construction, as amended by the "Graybook" and all other applicable governing agencies for each specific project.
- Assist CRIA in developing bid and contract documents related to landscape, planting and irrigation services for public works bidding, review contractor bids, and provide a recommendation as to the award of the project.
- Attend various project meetings with the design team, contractor, CRIA, and outside agencies, as needed.
- Develop plans, specifications, and schedules necessary for the orderly implementation and construction of multiple phases of construction work.
- Utilize electronic information control system for use by the design consultants and CRIA.
- Minimize construction claims prevention as part of design.
- Coordinate and assist CRIA in obtaining pertinent permits.
- Respond to submittals and shop drawings as required.
- Assist CRIA in responding to public inquiries or concerns regarding the design.
- Prepare quantity calculations for projects, as directed.
- Assist CRIA with interpreting contract documents and assist in resolving disputes or uncertainties related to landscape and irrigation design and construction.
- Review, track, process shop drawings, submittals, RFIs, RFCs, RFQs, etc., as needed by CRIA, and recommend approval.
- Conduct site visits through various stages of construction to inspect progress and perform pertinent tests.
- Complete final as-built construction drawings to be submitted and archived as the final record drawings, both hard copy and electronic.
- Implement and execute an extensive Quality Assurance/Quality Control program and correct overlooked material at consultant's sole expense at no additional cost to CRIA.
- Review of landscape and irrigation plans, specification and estimates submitted by others.

- Provide solutions and recommendations to landscape and irrigation maintenance issues throughout the Expo Center, including any plans, if necessary.
- All developed material shall be the property of CRIA, including electronic data compiled.

EXHIBIT B  
RATE SCHEDULE

<u>Service/Personnel</u>	<u>Rate (Per Hour)</u>
Landscape Architect	\$150.00
Landscape Design	\$115.00
Draftsman	\$105.00
Administrative	\$75.00
Meetings/Inspections – 2 hour minimum	\$150.00

Additional reimbursable expenses are to be billed at cost and include, but are not limited to, reproduction, plotting, postage, and handling of documents at cost.

## EXHIBIT C

### INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of CRIA, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to CRIA.

**General liability insurance.** Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

**Automobile liability insurance.** Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

**Professional liability (errors & omissions) insurance.** Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

**Workers' compensation insurance.** Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to CRIA, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CRIA, its officers, agents, employees and volunteers.

**Proof of insurance.** Consultant shall provide certificates of insurance to CRIA as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by CRIA's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CRIA at all times during the term of this contract. CRIA reserves the right to require complete, certified copies of all required insurance policies, at any time.

**Duration of coverage.** Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may

arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

**Primary/noncontributing.** Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by CRIA shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CRIA before CRIA's own insurance or self-insurance shall be called upon to protect it as a named insured.

**CRIA's rights of enforcement.** In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, CRIA has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CRIA will be promptly reimbursed by Consultant, or CRIA will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, CRIA may cancel this Agreement.

**Acceptable insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by CRIA's Risk Manager.

**Waiver of subrogation.** All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CRIA, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against CRIA, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

**Enforcement of contract provisions (non estoppel).** Consultant acknowledges and agrees that any actual or alleged failure on the part of CRIA to inform Consultant of non-compliance with any requirement imposes no additional obligations on CRIA nor does it waive any rights hereunder.

**Requirements not limiting.** Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, CRIA requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CRIA.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CRIA with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

**Additional insured status.** General liability policies shall provide or be endorsed to provide that CRIA and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

**Prohibition of undisclosed coverage limitations.** None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CRIA and approved of in writing.

**Separation of Insureds.** A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

**Pass Through Clause.** Consultant agrees to ensure that its subconsultants, subconsultants, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with Consultants, subconsultants, and others engaged in the project will be submitted to CRIA for review.

**CRIA's right to revise specifications.** CRIA reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, CRIA and Consultant may renegotiate Consultant's compensation.

**Self-insured retentions.** Any self-insured retentions must be declared to and approved by CRIA. CRIA reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CRIA.

**Timely notice of claims.** Consultant shall give CRIA prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

**Additional insurance.** Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.7



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Yamini Pathak, Finance Director

**DATE:** June 24, 2026

**SUBJECT:** Consideration of Resolution No. CRIA 2026-07 – A Resolution of the Civic-Recreational-Industrial Authority (“CRIA”) Adopting the FY 2026-2027 CRIA Budget

**Background:**

Below is a summary of the revenues and expenses for the Civic Recreational Industrial Authority.

CRIA ADMIN AND CRIA EXPO CENTER  
BUDGET COMPARISON TO PRIOR YEAR  
PROPOSED BUDGET 2026-2027

	PROPOSED BUDGETED REVENUES			PROPOSED BUDGETED EXPENDITURES		
	2026 - 2027	2025 - 2026	% - CHANGE	2026 - 2027	2025 - 2026	% - CHANGE
360 CRIA	\$ 5,000	\$ 5,000	0%	\$ 2,750,000	\$ 2,492,000	10%
361 CRIA - EXPO CENTER	1,540,000	1,635,000	-6%	2,350,000	2,440,000	-4%
121 CRIA CAPITAL IMPROVEMENT	-	-	0%	11,410,000	8,855,000	29%
	\$ 1,545,000	\$ 1,640,000		\$ 16,510,000	\$ 13,787,000	

**Discussion:**

Staff has budgeted total revenues for CRIA Administration in the amount of \$5,000, and are anticipating \$2,750,000 in expenditures, which mainly include landscape maintenance, security, professional services and general engineering. Expenditures which exceed revenue will be supported by transfers in from the City of Industry’s General Fund.

Staff has budgeted total revenues for the CRIA Expo Center in the amount of \$1,540,000, and \$2,350,000 of expenditures. Staff budgeted revenues from events at the Expo Center. Proposed budget expenditures for the Expo Center include contract labor of \$983,000 and property

maintenance of \$151,000. The shortfall of expenditures will be supported by transfers in from the CRIA Administration budget.

**Fiscal Impact:**

The FY 2026-27 CRIA Budget totals \$5,100,000 in expenditures and is funded by \$1,545,000 in revenues and a \$3,288,700 subsidy from the City's General Fund.

The FY 2026-27 Capital Budget for the Expo Center totals \$11,410,000 and is supported by City funds, as included in the City's FY 2026-27 Adopted CIP Budget.

**Recommendation:**

Staff recommends that the Board adopt Resolution No. CRIA 2026-07, adopting the Budget for the Civic Recreational Industrial Authority for Fiscal Year 2026-2027.

**Exhibits:**

1. COI CRIA Resolution FY 2027 Budget
2. CRIA Proposed Budget Book FY 2026-27

**RESOLUTION NO. CRIA 2026-07**

**A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL  
AUTHORITY ADOPTING THE FISCAL YEAR 2026-27 BUDGET**

**WHEREAS**, on June 24, 2026, the Civic-Recreational-Industrial-Authority (“CRIA”) Board (“CRIA Board”) held a budget workshop and received a presentation on the FY 2026-27 (“FY 2027”) Proposed Operating Budget and FY 2027 Proposed Capital Improvement Program (“CIP”) Budget for CRIA; and

**WHEREAS**, the purpose of the budget workshop was to give the CRIA Board an opportunity to thoroughly review the proposed budget, ask questions, and provide comments and direction to Staff; and

**WHEREAS**, it is necessary for the Board to adopt CRIA’s FY 2027 Budget.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by reference.

**Section 2.** The Board hereby adopts the FY 2027 Budget, attached hereto as Exhibit A, and incorporated herein by reference.

**Section 3.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**Section 4.** The Secretary shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Board of Directors of the Civic-Recreational-Industrial Authority at a special meeting held on June 24, 2026, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

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Eric Benavidez, Chairman

**ATTEST:**

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Julie Gutierrez-Robles, Secretary



# Civic Recreational Industrial Authority (CRIA)

City of Industry | FY 2026/27 Proposed Budget

**CIVIC RECREATIONAL INDUSTRIAL AUTHORITY AND EXPO CENTER  
PROPOSED ANNUAL BUDGET**

<b>REVENUE SUMMARY BY FUND</b>	<b>ADOPTED BUDGET 2024-25</b>	<b>AMENDED BUDGET 2024-25</b>	<b>ACTUAL 2024-25</b>	<b>ADOPTED BUDGET 2025-26</b>	<b>AMENDED BUDGET 2025-26</b>	<b>ACTUAL 3/31/2026</b>	<b>PROPOSED BUDGET 2026-2027</b>
<b>CRIA</b>							
4300.02 INVESTMENT INTEREST	\$ 4,000	\$ 4,000	\$ 4,141	\$ 5,000	\$ 5,000	\$ 2,025	\$ 5,000
4340 RENTAL INCOME	-	-	4	-	-	-	-
<b>CRIA TOTAL</b>	<b>\$ 4,000</b>	<b>\$ 4,000</b>	<b>\$ 4,145</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 2,025</b>	<b>\$ 5,000</b>
<b>EXPO SPEEDWAY</b>							
8142 BAR SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8156 VENDOR FEE	-	-	-	-	-	-	-
8157 PARKING FEES	-	-	-	-	-	-	-
<b>EXPO SPEEDWAY TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPO BANQUET</b>							
4444 MISCELLANEOUS INCOME	\$ 400.00	\$ 900.00	\$ 9,625.21	\$ 6,000.00	\$ 9,000.00	\$ 12,821.23	\$ 5,000.00
8141 BANQUET RENTALS	212,800	238,000	296,712	243,000	113,000	123,677	82,000
8142 BAR SALES	181,900	219,100	237,509	224,000	104,000	119,691	75,000
8164 SECURITY REVENUE	43,000	46,600	51,849	59,000	27,000	28,325	17,000
8165 CONCESSION SALES	1,300	1,600	2,196	2,000	-	547	-
8168 EQUIPMENT RENTAL - BANQUET	1,300	2,800	8,743	10,000	1,000	1,862	1,500
8189 BANQUET TULIP INS	7,300	8,500	8,665	11,000	1,000	1,500	1,500
<b>EXPO BANQUET TOTAL</b>	<b>\$ 448,000</b>	<b>\$ 517,500</b>	<b>\$ 615,299</b>	<b>\$ 555,000</b>	<b>\$ 255,000</b>	<b>\$ 288,423</b>	<b>\$ 182,000</b>
<b>EXPO GRAND ARENA</b>							
4444 MISCELLANEOUS ARENA INCOME	\$ 20,800	\$ 20,000	\$ 11,780	\$ 12,000	\$ 12,000	\$ 5,047	\$ 7,000
8035 SHOW BARN STALL RENTAL	79,100	51,400	60,370	58,000	55,000	25,133	53,000
8042 LIGHTING	19,000	21,700	29,128	30,000	25,000	10,243	21,000
8044 AUDIO/VIDEO TECH SUPPORT	-	5,000	5,000	5,000	6,000	2,700	3,000
8045 RV PARKING	57,600	66,200	74,612	68,000	63,000	25,905	41,000
8046 GROUND PREP FEE	2,600	1,300	2,500	2,000	1,000	-	3,000
8142 BAR SALES	502,600	382,600	459,519	391,000	485,000	334,080	511,000
8151 ARENA RENTALS	182,600	182,900	196,500	187,000	186,000	113,700	169,000
8153 SHAVINGS SALES	5,400	6,800	5,043	5,000	7,000	3,853	4,000
8155 CLEAN UP & TEAR DOWN FEES	32,200	39,700	52,677	49,000	48,000	24,425	48,000
8156 VENDOR FEE	45,600	46,300	44,272	42,000	40,000	19,229	36,000
8157 PARKING FEES	261,200	262,300	315,704	277,000	306,000	169,913	312,000
8158 OUTDOOR ARENA	4,200	8,000	6,900	7,000	4,000	-	-
8164 SECURITY REVENUE	77,900	82,800	105,387	106,000	113,000	66,949	110,000
8165 CONCESSION SALES	200	100	-	-	-	-	-
8168 EQUIPMENT RENTAL - BANQUET	12,000	14,600	15,748	15,000	21,000	14,002	21,000
8225 STAND BY OUTSIDE SERVICE FOR ARENA	2,200	1,100	-	7,000	4,000	-	-
<b>EXPO GRAND ARENA TOTAL</b>	<b>\$ 1,305,200</b>	<b>\$ 1,192,800</b>	<b>\$ 1,385,140</b>	<b>\$ 1,261,000</b>	<b>\$ 1,376,000</b>	<b>\$ 815,179</b>	<b>\$ 1,339,000</b>
<b>EXPO ADMINISTRATIVE ACCOUNT</b>							
4440 MISCELLANEOUS INCOME	\$ 1,200	\$ 800	\$ 20,173	\$ 1,000	\$ 4,000	\$ 526	\$ 19,000
<b>EXPO ADMINISTRATIVE TOTAL</b>	<b>\$ 1,200</b>	<b>\$ 800</b>	<b>\$ 20,173</b>	<b>\$ 1,000</b>	<b>\$ 4,000</b>	<b>\$ 526</b>	<b>\$ 19,000</b>
<b>TOTAL EXPO CENTER</b>	<b>\$ 1,758,400</b>	<b>\$ 1,715,100</b>	<b>\$ 2,024,757</b>	<b>\$ 1,822,000</b>	<b>\$ 1,640,000</b>	<b>\$ 1,106,152</b>	<b>\$ 1,545,000</b>

CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER  
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
<b>CRIA ADMINISTRATION CITY</b>								
5011	BOARD SALARIES	\$ 45,000	\$ 48,000	\$ 46,011	\$ 47,000	\$ 47,000	\$ 39,493	\$ 50,000
5012	GENERAL INSURANCE AND BONDING	-	-	-	-	-	-	-
5015	PAYROLL TAXES	-	-	-	-	-	-	-
5016	CalPERS Employer	-	-	-	-	-	-	1,000
5018	OFFICE SUPPLIES & POSTAGE	-	-	-	-	-	-	-
5025	MISCELLANEOUS	-	-	-	-	-	-	-
5027	MEDICARE	1,000	1,000	667	1,000	1,000	573	1,000
5030	STATE UNEMPLOYMENT	3,000	3,000	-	2,000	2,000	-	3,000
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	-	-	-	-	1,000
5040	PARS - ARS	2,000	2,000	1,726	2,000	2,000	1,481	2,000
5068	LANDSCAPE MAINTENANCE	950,000	950,000	399,524	950,000	700,000	33,913	700,000
5120.01	PROFESSIONAL SERVICES	235,000	335,000	305,000	335,000	335,000	221,181	335,000
5120.02	LEGAL SERVICES	16,000	16,000	19,851	16,000	16,000	14,602	23,000
5120.04	ACCOUNTING SERVICES	2,000	2,000	1,747	2,000	2,000	1,404	3,000
5130	PLANNING, SURVEY AND DESIGN	-	-	-	-	-	-	-
5565	SMALL EQUIPMENTS & SUPPLIES	2,000	2,000	1,664	2,000	2,000	1,323	3,000
5570	PRINTING AND PHOTOGRAPHS	-	-	663	1,000	1,000	403	1,000
5620	VEHICLE EXPENSES	10,000	10,000	7,767	10,000	10,000	5,960	100,000
5631	WORKERS COMPENSATION	1,000	1,000	-	1,000	1,000	-	1,000
5695.03	COMPUTER - LICENSES	-	-	-	-	27,000	26,251	30,000
5730.01	UTILITIES - GAS	-	-	-	-	-	-	-
5730.02	UTILITIES - WATER	28,000	28,000	30,290	28,000	28,000	21,127	33,000
5900	GENERAL ENGINEERING	200,000	200,000	228,240	200,000	200,000	219,641	230,000
6120	SECURITY	626,000	658,896	656,553	679,000	679,000	496,336	771,000
6050	HAZARDOUS WASTE DISPOSAL	-	10,000	-	15,000	15,000	-	15,000
8510	PROPERTY MAINTENANCE	300,000	400,000	458,006	400,000	400,000	213,032	400,000
9010	FURNITURE, EQUIPMENT & FIXTURES	5,000	5,000	-	2,000	2,000	9,269	25,000
9060	RECLAIMED WATER SYSTEMS	15,000	15,000	15,313	22,000	22,000	-	22,000
<b>TOTAL</b>		<b>\$ 2,442,000</b>	<b>\$ 2,687,896</b>	<b>\$ 2,173,023</b>	<b>\$ 2,715,000</b>	<b>\$ 2,492,000</b>	<b>\$ 1,305,989</b>	<b>\$ 2,750,000</b>

**CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER  
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
<b>CRIA BANQUET</b>								
5550	REPAIR AND MAINTENANCE EQUIPMENT	\$ 600	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -
5560	EQUIPMENT RENTAL	2,200	2,100	930	3,000	-	-	-
5630	INSURANCE & BOND	1,100	-	302	-	-	370	-
5745	SALES TAX - EXPO CENTER	-	700	1,147	2,000	1,000	4,745	2,000
5750	SUPPLIES	16,700	16,700	17,114	16,000	6,000	10,211	7,000
5754	BAR SUPPLIES	500	900	1,003	1,000	1,000	898	-
5757	PROMOTIONAL EXPENSES	700	400	-	-	-	1,036	-
5761	COST OF ALCOHOL	52,400	40,500	71,638	77,000	38,000	36,535	20,000
5790	MISCELLANEOUS	900	10,800	5,363	11,000	10,000	11,907	3,000
6140	SPECIAL SECURITY EXP	52,800	56,600	54,679	59,000	30,000	31,340	20,000
6220	CONTRACT LABOR	284,500	316,800	329,865	307,000	148,000	226,991	126,000
6225	OUTSIDE SERVICE	17,000	33,500	37,225	37,000	20,000	25,416	15,000
8510	PROPERTY MAINTENANCE	5,600	2,800	6,357	3,000	-	-	1,000
9010	FURNITURE, EQUIPMENT & FIXTURES	22,600	22,600	27,825	37,000	-	-	1,000
	TOTAL	<u>\$ 457,600</u>	<u>\$ 504,700</u>	<u>\$ 553,449</u>	<u>\$ 553,000</u>	<u>\$ 254,000</u>	<u>\$ 349,449</u>	<u>\$ 195,000</u>
<b>CRIA GRAND ARENA</b>								
5560	EQUIPMENT RENTAL	\$ 15,900	\$ 18,800	\$ 16,313	\$ 30,000	\$ 26,000	\$ 14,336	\$ 17,000
5750	SUPPLIES	22,900	30,200	35,451	36,000	36,000	21,936	32,000
5753	CONCESSION SUPPLIES	-	-	-	-	-	-	-
5754	BAR SUPPLIES	5,300	6,600	5,793	7,000	10,000	6,019	7,000
5756	AUDIO/VIDEO	-	-	-	-	-	-	-
5757	PROMOTIONAL EXPENSES	18,900	9,500	1,515	10,000	6,000	750	2,000
5761	COST OF ALCOHOL	119,900	108,200	118,154	110,000	127,000	79,775	119,000
5762	COST OF SHAVINGS	4,400	5,200	4,380	4,000	5,000	3,033	4,000
5763	COST OF FEED	400	-	-	-	-	-	-
5780	BAD DEBT EXPENSE	-	-	-	-	4,000	3,673	4,000
5790	MISCELLANEOUS	3,400	1,900	3,256	2,000	1,000	3,357	6,000
5800	CONTRACT LABOR - CONCESSIONS	-	-	-	-	-	-	-
6140	SPECIAL SECURITY EXP	97,500	87,200	115,705	115,000	126,000	76,655	125,000
6145	RIDER PRIZE MONEY PAYOUT	-	-	-	-	-	-	-
6220	CONTRACT LABOR	205,700	203,600	215,146	197,000	225,000	154,009	294,000
6225	OUTSIDE SERVICE	106,100	68,700	81,814	86,000	83,000	44,329	78,000
8154	CONCESSION FEES	-	-	-	-	-	-	-
8510	PROPERTY MAINTENANCE	6,000	15,100	13,422	14,000	9,000	1,090	2,000
9010	FURNITURE, EQUIPMENT & FIXTURES	13,500	17,300	12,791	18,000	10,000	716	3,000
	TOTAL	<u>\$ 619,900</u>	<u>\$ 572,300</u>	<u>\$ 623,741</u>	<u>\$ 629,000</u>	<u>\$ 668,000</u>	<u>\$ 409,677</u>	<u>\$ 693,000</u>

**CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER  
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
<b>CRIA ADMIN ACCOUNT</b>								
4441.01	CASH SHORT/OVER	\$ -	\$ 200	\$ (575)	\$ -	\$ -	\$ 347	\$ -
5120	OUTSIDE SERVICES	70,600	126,400	107,410	103,000	89,000	48,661	69,000
5330	COMPUTER SOFTWARE & SUPPLIES	5,300	19,000	14,927	18,000	13,000	4,729	5,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	700	600	219	-	-	-	-
5560	EQUIPMENT RENTAL	12,200	10,100	12,416	11,000	10,000	6,628	12,000
5610	TRAVEL AND MEETINGS	1,200	700	100	-	-	230	-
5640	ADVERTISING AND PRINTING	-	-	540	-	-	-	1,000
5690	DUES, SUBSCRIPTIONS, BOOKS, ETC	25,400	21,400	19,819	17,000	18,000	11,608	20,000
5720	TELEPHONE	11,000	10,900	14,253	11,000	11,000	7,497	11,000
5731	POSTAGE	1,000	1,200	1,953	3,000	2,000	1,227	1,000
5750	SUPPLIES	27,500	26,800	24,460	26,000	28,000	18,227	28,000
5770	BANK FEES	22,700	20,900	26,409	34,000	31,000	21,724	28,000
5790	MISCELLANEOUS	1,200	3,600	4,737	5,000	3,000	1,411	2,000
5805	LEGAL & ACCOUNTING	-	-	-	-	-	2,329	2,000
6220	CONTRACT LABOR	175,900	227,300	246,847	224,000	229,000	153,881	204,000
9010	FURNITURE, EQUIPMENT & FIXTURES	7,700	6,400	3,950	4,000	2,000	-	-
	TOTAL	<u>\$ 362,400</u>	<u>\$ 475,500</u>	<u>\$ 477,465</u>	<u>\$ 456,000</u>	<u>\$ 436,000</u>	<u>\$ 278,500</u>	<u>\$ 383,000</u>
<b>CRIA GENERAL ACCOUNT</b>								
5120	OUTSIDE SERVICES	\$ 286,800	\$ 245,200	\$ 220,330	\$ 251,000	\$ 293,000	\$ 226,636	\$ 302,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	3,700	1,900	3,730	4,000	2,000	3,950	4,000
5620	VEHICLE EXPENSES	47,100	37,900	33,366	30,000	28,000	10,838	22,000
5630	INSURANCE & BOND	14,000	11,800	12,656	14,000	14,000	9,074	12,000
5720	TELEPHONE	7,100	7,400	6,987	8,000	8,000	5,116	7,000
5750	SUPPLIES	16,200	16,400	17,526	16,000	18,000	15,400	22,000
5790	MISCELLANEOUS	300	200	23,932	-	-	-	24,000
6220	CONTRACT LABOR	226,000	293,900	279,104	301,000	318,000	211,089	359,000
6325	DEPRECIATION	-	-	556,260	-	-	-	-
8040	UTILITIES	235,300	290,200	233,590	297,000	249,000	108,586	169,000
8510	PROPERTY MAINTENANCE	151,700	152,400	175,801	166,000	151,000	81,944	148,000
9010	FURNITURE, EQUIPMENT & FIXTURES	700	400	10,342	1,000	1,000	-	10,000
	TOTAL	<u>\$ 988,900</u>	<u>\$ 1,057,700</u>	<u>\$ 1,573,624</u>	<u>\$ 1,088,000</u>	<u>\$ 1,082,000</u>	<u>\$ 672,633</u>	<u>\$ 1,079,000</u>
	<b>TOTAL EXPO CENTER</b>	<u><b>\$ 2,428,800</b></u>	<u><b>\$ 2,610,200</b></u>	<u><b>\$ 3,228,279</b></u>	<u><b>\$ 2,726,000</b></u>	<u><b>\$ 2,440,000</b></u>	<u><b>\$ 1,710,258</b></u>	<u><b>\$ 2,350,000</b></u>



## CIP Detail - CRIA

City of Industry | FY 2026/27 Proposed Budget

**Capital Improvement Program  
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
<b>9. Expo Center at Industry Hills (CRIA)</b>		
A	Sewer Upgrades at Expo Center	15,000
B	Pavilion Building Upgrades	1,350,000
C	Expo Center Patio Café Improvements	5,000
D	Expo Center Fire Alarm System	525,000
E	Expo Center A/V upgrades to the Grand Arena	8,950,000
F	Expo Center Signage Improvements	5,000
G	New Banquet Facility	50,000
H	Expo Center Barn Improvements	25,000
I	Expo Center Office Improvements	150,000
J	Expo Center Cowboy Café Improvements	20,000
K	Expo Center Access Controls	100,000
L	Expo Center Campuswide Miscellaneous Improvements	105,000
M	Expo Center Lighting Improvements	110,000
	<b>Total</b>	<b>\$11,410,000</b>
	<b>TOTALS - CRIA</b>	<b>\$11,410,000</b>

ITEM NO. 6.8



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairperson and Members of the Board

**FROM:** Joshua Nelson, Executive Director

**STAFF:** Yamini Pathak, Finance Director

**DATE:** June 24, 2026

**SUBJECT:** Consideration of Resolution No. CRIA 2026-08, a Resolution of the Civic-Recreational-Industrial Authority, Approving Blanket Purchase Orders (“BPOs”) for Vendors Totaling \$10,000.00 and Over for FY 2026-2027

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### **Background:**

A blanket purchase order (“BPO”) Vendor List is a list of vendors with whom CRIA anticipates spending over \$10,000.00 in the fiscal year. On June 24, 2026, CRIA approved and adopted its budget for FY 2026-27 (“FY 27”). The FY 27 BPO Vendor List was developed in line with the FY 27 Adopted Budget.

### **Discussion:**

BPOs are a customary financial practice common among public agencies in California, and in summary, are utilized to pay goods and supplies, professional or maintenance services, and/or equipment with vendors with whom CRIA conducts business during the fiscal year. Although most BPOs can be created under the Executive Director’s purchasing authority, as an added level of fiscal control and transparency, at the beginning of each fiscal year a list of BPOs for vendors with whom CRIA regularly conducts business, that total \$10,000.00 and over annually, is presented to CRIA Board of Directors for formal approval for the new fiscal year. This streamlines the purchasing process where necessary and assists staff to efficiently obtain goods and supplies, professional or maintenance services, and/or equipment to tend to its day-to-day operations.

BPOs are not intended to bypass or supersede the bidding provisions as outlined in the City of Industry’s Municipal Code (“Code”) (which applies to CRIA) or intended to bypass the City’s standard agreements and terms. Departments must adhere to the requirements of the City’s procurement policy, and must obtain informal bidding, quotes, or go through a formal procurement process as necessary. Finance will strictly enforce the purchasing policy and

ensure departments are adhering to the correct purchasing procedures.

As such, outlined below is a summary of the City's Code, as it pertains to the purchasing and bidding procedures set forth in Chapter 3.04, that departments must follow and adhere to when obtaining goods and supplies, professional or maintenance services, and/or equipment.

Any additional purchase orders beyond dollar amounts approved in the BPO will be submitted to the Executive Director or CRIA Board, following procedures set forth in the City Code and Purchasing Policy.

**Supplies & Equipment (Section 3.04.050)** - For supplies and equipment, purchases of \$100,000.00 and under may be made at the discretion of the Executive Director.

Upon the approval of the CRIA Board of Directors, BPOs will be created for all vendors CRIA regularly conducts business with for supplies and equipment for FY 27.

Pursuant to Section 3.04.040, purchases of supplies and equipment over \$100,000.00 require a formal bidding process and formal approval by the CRIA Board of Directors. Should items over \$100,000.00 be taken to the CRIA Board of Directors during the current fiscal year, BPOs will be created for these items as the Board approves them.

**Services (Section 3.04.055)** - Procurement of professional services of an estimated value of fifty thousand dollars or less may be made by the Executive Director at his or her discretion on the open market without specific solicitation or competitive bidding requirements. Professional services greater than fifty thousand dollars require prior approval by the Board.

CRIA is proposing BPOs for services that include on-going periodic facilities maintenance or newspaper bid advertising services for vendors CRIA regularly conducts business with. These services exclude public works projects. CRIA is requesting BPOs to streamline the purchase order and invoice processing flow for repetitive, required services for day-to-day operations.

### **BPO Vendor List for FY 27**

The BPO Vendor List for FY 27, attached as Exhibit A, includes all vendors with whom CRIA regularly conducts business. The BPO amounts are estimated amounts based on historical spending levels; all BPO amounts are in line with the FY 27 Adopted Budget.

### **Fiscal Impact:**

The BPOs for all vendors listed in Exhibit A total \$285,000.00. This has been accounted for and included in the FY 27 Adopted Budget.

### **Recommendation:**

Staff recommends the CRIA Board adopt Resolution No. CRIA 2026-08, approving the BPO Vendor List for vendors totaling \$10,000.00 and over for FY 27.

### **Exhibits:**

1. CRIA Resolution Blanket Purchase Orders FY 27
2. Blanket Purchase Orders CRIA FY26-27

**RESOLUTION NO. CRIA 2026-08**

**RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY APPROVING BLANKET PURCHASE ORDERS FOR VENDORS TOTALING \$10,000.00 AND OVER FOR FY 2026-2027**

**WHEREAS**, in FY 2016-17 (“FY 17”), the Financial Services Department (“Finance”) implemented several new internal controls and financial procedures Citywide, in which blanket purchase orders (“BPOs”) were identified as a critical fiscal control that allows the Civic-Recreational-Industrial Authority (“CRIA”) to procure goods and supplies, professional or maintenance services, and/or equipment in a timely manner to efficiently administer the day-to-day operations of CRIA; and

**WHEREAS**, BPOs are a customary financial practice among public agencies in California; and in summary, are utilized to pay for goods and services with vendors that CRIA regularly conducts business with during the fiscal year; and

**WHEREAS**, annually, after CRIA’s operating budget is adopted, Finance presents the CRIA Board of Directors for its consideration a BPO Vendor List for all vendors with whom CRIA anticipates spending over \$10,000.00 in the upcoming fiscal year; and

**WHEREAS**, on June 24, 2026, CRIA approved and adopted its budget for FY 2026-27 (“FY 27”); and

**WHEREAS**, the FY 27 BPO Vendor List was developed in accordance with Chapter 3.04 of the City of Industry’s Municipal Code (which applies to CRIA) as it pertains to purchasing and bidding procedures; and

**WHEREAS**, the FY 27 BPO Vendor List was also developed in accordance with the FY 27 Adopted Budget.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CIVIC RECREATIONAL-INDUSTRIAL AUTHORITY DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by reference.

**Section 2.** The the list of BPOs, attached hereto as Exhibit A, and incorporated herein by reference, for all vendors that total \$10,000.00 and over for FY 27, is hereby approved.

**Section 3.** The Executive Director, and/or his designee, is authorized to prepare and execute all BPOs identified and listed on said Exhibit A.

**Section 4.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**Section 5.** The Board Secretary shall certify to the passage and adoption of this resolution and the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Board of Directors of the Civic-Recreational-Industrial Authority at a special meeting held on June 24, 2026, by the following vote:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSTAIN:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:

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Eric Benavidez, Chairman

**ATTEST:**

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Julie Gutierrez-Robles, Secretary

**Civic-Recreational-Industrial Authority**  
**Blanket Purchase Order Vendor List for FY 2026-27 ("FY 27")**  
**Exhibit A**  
**Vendors Totalling \$10,000 and Over**

**SERVICES**

Item #	Vendor Name	FY 27 Proposed Amount	Primary Purpose
1	Al's Mechanical Inc	15,000	Mechanical maintenance services
2	Espy's Electrical Services Inc	15,000	Electric maintenance services
3	Garcia's Fence Corp	10,000	Fence maintenance services
4	Irri-Care Plumbing and Backflow Testing	10,000	Backflow maintenance services
5	Kline's Plumbing Inc.	15,000	Plumbing maintenance services
6	Mortise & Tenon Building Corp	15,000	Handyman maintenance services
7	Ramos and Sons	15,000	Plumbing maintenance services
8	Southern Tire Mart	10,000	Vehicle maintenance services
9	The Big Norwegian	15,000	Vehicle maintenance services
10	Vortex Industries Inc	15,000	Gate mainetenance services
11	CELCO Construction	15,000	General Contractor maintenance services
12	Mukai Construction	15,000	General Contractor maintenance services
13	DSRM	15,000	General Contractor maintenance services
14	KP Construction	15,000	Concrete and General Contractor maintenance services
15	WC Construction	15,000	General Contractor maintenance services

**\$ 210,000.00**

**SUPPLIES**

Item #	Vendor Name	FY 27 Proposed Amount	Primary Purpose
1	B2 Print	10,000	Office supplies - letterhead, envelopes, & business cards
2	BAVCO	15,000	Backflow maintenance supplies
3	Consolidated Electrical Distributors	10,000	Lighting materials and supplies
4	Resource Building Material	10,000	Building and landscape materials
5	Merritt's Ace Hardware	10,000	Property maintenance supplies

**\$ 55,000.00**

**SERVICES & SUPPLIES**

Item #	Vendor Name	FY 27 Proposed Amount	Primary Purpose
1	Locks Plus	10,000	Supplies-key, locks and materials and repair services
2	Country Estates	10,000	Fence maintenance services and materials

**\$ 20,000.00**

**TOTAL CRIA \$ 285,000.00**

ITEM NO. 7.1



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance  
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: June 24, 2026

SUBJECT: Civic-Recreational-Industrial Authority March 31, 2026 Financial Report

### **Executive Summary:**

The Pavilion is still under construction and has been closed late 2025. Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

### **Expo Center:**

The Pavilion is temporarily closed for renovations, and no events were held during this period. For the month ended March 31, 2026, the Expo Center generated revenues of \$154,400 and expenses of \$201,809 resulting in a net operating loss of \$47,409.

Year-to-date revenues amounted to \$1,258,527, which represents approximately 77% of the budgeted revenues of \$1,635,000 for the year ended June 30, 2026.

Year-to-date operating expenses through March 31, 2026 amounted to \$1,912,065, which represents approximately 78% of budgeted expenses of \$2,440,000 for the year ended June 30, 2026.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year-to-date net transfers of \$625,000 from the Capital Project fund through March 31, 2026.

**Capital Projects Fund:**

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2026 amount to \$2,492,000. The Fund has incurred \$1,146,460 of year-to-date expenditures through March 31, 2026 which represents approximately 46% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$1,898,000 of which \$625,000 was transferred to the Expo Center, resulting in net transfers of approximately \$1,273,000 retained in the fund.

**Capital Improvement Fund:**

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2026. The budget is \$8,855,000. For the month ended March 31, 2026, expenditures for capital improvements amounted to \$632,857 with the year-to-date expenditures of \$5,696,863. This represents 64% of total budgeted expenditures for the year ended June 30, 2026.

**Description of Reports:**

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at March 31, 2026.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# **EXHIBIT A**

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

March 31, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

March 31, 2026

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
March 31, 2026

**Expo Center Operations**

During the month ended March 31, 2026, the Facilities and the Grand Arena generated total revenues of \$154,400. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were nine events held in the Avalon Room, resulting in Facilities revenues of \$21,719. Additionally, four events were held in the Grand Arena, generating \$132,681 in revenues.

At March 31, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Year To Date</u> <u>3/31/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>	<u>Month Ended</u> <u>03/31/2025</u>	<u>Year To Date</u> <u>03/31/2025</u>
Total revenues	\$ 154,400	\$ 1,258,527	\$ 1,635,000	77%	\$ 108,061	\$ 1,414,498
Expenses:						
Direct Expo Center expenses	73,006	832,133	922,000	90%	116,780	883,227
General and administrative expenses	128,803	1,079,932	1,518,000	71%	164,604	1,125,275
Total direct Expo Center expenses	201,809	1,912,065	2,440,000	78%	281,384	2,008,502
Net (loss) income from operations	(47,409)	(653,538)	(805,000)	81%	(173,323)	(594,004)
Net (loss) income	\$ (47,409)	\$ (653,538)	\$ (805,000)	81%	\$ (173,323)	\$ (594,004)

Summarized financial information by department for the month ending March 31, 2026 and 2025:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Month Ended</u> <u>3/31/2026</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 21,719	\$ 132,681	\$ -	\$ 154,400
Expenses:				
Direct Expo Center expenses	26,170	46,836	-	73,006
General and administrative expenses	-	-	128,803	128,803
Total direct Expo Center expenses	26,170	46,836	128,803	201,809
Net (loss) income from operations	(4,451)	85,845	(128,803)	(47,409)
Net (loss) income for the month ended	\$ (4,451)	\$ 85,845	\$ (128,803)	\$ (47,409)

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>3/31/2025</u>	<u>Month Ended</u> <u>3/31/2025</u>	<u>Month Ended</u> <u>3/31/2025</u>	<u>Month Ended</u> <u>3/31/2025</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 52,877	\$ 55,184	\$ -	\$ 108,061
Expenses:				
Direct Expo Center expenses	56,090	60,690	-	116,780
General and administrative expenses	-	-	164,604	164,604
Total direct Expo Center expenses	56,090	60,690	164,604	281,384
Net (loss) income from operations	(3,213)	(5,506)	(164,604)	(173,323)
Net (loss) income for the month ended	\$ (3,213)	\$ (5,506)	\$ (164,604)	\$ (173,323)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
March 31, 2026

Summarized financial information by department year to date period ending March 31, 2026 and 2025:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	3/31/2026	3/31/2026	3/31/2026	3/31/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 310,142	\$ 947,859	\$ 526	\$ 1,258,527
Expenses:				
Direct Expo Center expenses	375,619	456,514	-	832,133
General and administrative expenses	-	-	1,079,932	1,079,932
Total direct Expo Center expenses	375,619	456,514	1,079,932	1,912,065
Net (loss) income from operations	(65,477)	491,345	(1,079,406)	(653,538)
Net (loss) income year to date	\$ (65,477)	\$ 491,345	\$ (1,079,406)	\$ (653,538)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	3/31/2025	3/31/2025	3/31/2025	3/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 502,703	\$ 910,550	\$ 1,245	\$ 1,414,498
Expenses:				
Direct Expo Center expenses	433,334	449,893	-	883,227
General and administrative expenses	-	-	1,125,275	1,125,275
Total direct Expo Center expenses	433,334	449,893	1,125,275	2,008,502
Net (loss) income from operations	69,369	460,657	(1,124,030)	(594,004)
Net (loss) income year to date	\$ 69,369	\$ 460,657	\$ (1,124,030)	\$ (594,004)

**CRIA Capital Assets**

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at March 31, 2026 amounted to \$16,232,187 with \$2,495,954 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended March 31, 2026. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
March 31, 2026

**Capital Projects**

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

At March 31, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Year To Date</u> <u>3/31/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Total revenues	\$ -	\$ 2,025	\$ 5,000	41%
Expenditures:				
General and administrative expenses	167,696	1,146,460	2,492,000	46%
Total expenses	167,696	1,146,460	2,492,000	46%
Excess of expenditures over revenues	\$ (167,696)	\$ (1,144,435)	\$ (2,487,000)	46%

**Capital Improvements Fund**

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

**Capital Improvement Program (CIA)**

#	Project Name	FY 25-26 Amended Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,000,000
3	Expo Center Patio Café Improvements	5,000
4	Expo Center Fire Alarm System	1,400,000
5	Expo Center A/V upgrades to the Grand Arena	1,645,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	37,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
11	Miscellaneous Trails Lighting Improvements along Temple Avenue and Azusa Avenue	313,000
12	Security Camera Installation at Expo Center	200,000
13	Expo Center Lighting Improvements	105,000
<b>Total</b>		<b>\$8,855,000</b>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
March 31, 2026

At March 31, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>3/31/2026</u>	<u>Year To Date</u> <u>3/31/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 148,794	\$ 843,656	\$ 1,199,000	70%
Construction Costs	482,006	4,807,893	7,600,000	63%
Small Equipment & Supplies	2,057	45,314	56,000	81%
Total expenditures	<u>632,857</u>	<u>5,696,863</u>	<u>8,855,000</u>	64%
Excess of expenditures over revenues	\$ <u>632,857</u>	\$ <u>5,696,863</u>	\$ <u>8,855,000</u>	64%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF MARCH 31, 2026

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 60,346	\$ 80,473	\$ -
Investments	95,699	-	-
Due from other funds	-	70,000	-
Accounts receivable, net	-	29,056	-
Prepaid insurance	-	15,558	-
Inventories	-	81,576	-
Deposits	-	3,000	-
Total current assets	<u>156,045</u>	<u>279,663</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,187</u>	<u>-</u>
Total assets	<u>\$ 156,045</u>	<u>\$ 16,511,850</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 28,863	\$ 40,443	\$ 216,795
Sales tax payable	-	1,783	-
Due to other funds	242	-	566
Advance rental payments	-	49,500	-
Security deposits	-	26,650	-
Total current liabilities	<u>29,105</u>	<u>118,376</u>	<u>217,361</u>
FUND BALANCE:			
Fund balance	<u>126,940</u>	<u>16,393,474</u>	<u>(217,361)</u>
Total liabilities and fund balance	<u>\$ 156,045</u>	<u>\$ 16,511,850</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED MARCH 31, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 154,400	\$ 1,258,527	\$ 1,635,000	77%	\$ -	\$ -	\$ -	0%
Other revenues	-	2,025	5,000	41%	-	-	-	0%	-	-	-	0%
Total revenues	-	2,025	5,000	41%	154,400	1,258,527	1,635,000	77%	-	-	-	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	73,006	832,133	922,000	90%	632,857	5,696,863	8,855,000	64%
General and administrative expenses	167,696	1,146,460	2,492,000	46%	128,803	1,079,932	1,518,000	71%	-	-	-	0%
Total expenses	167,696	1,146,460	2,492,000	46%	201,809	1,912,065	2,440,000	78%	632,857	5,696,863	8,855,000	64%
EXCESS OF EXPENDITURES OVER REVENUES	(167,696)	(1,144,435)	(2,487,000)	46%	(47,409)	(653,538)	(805,000)	81%	(632,857)	(5,696,863)	(8,855,000)	64%
OTHER FINANCING SOURCES, NET	36,758	1,272,758	2,442,400	52%	140,000	625,000	805,000	78%	611,637	5,665,339	8,855,000	64%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(130,938)	128,323	\$ (44,600)	-288%	92,591	(28,538)	\$ -	0%	(21,220)	(31,524)	\$ -	0%
Fund balance, beginning	257,878	(1,383)			16,300,883	16,422,012			(196,141)	(185,837)		
Fund balance, ending	\$ 126,940	\$ 126,940			\$ 16,393,474	\$ 16,393,474			(217,361)	(217,361)		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER  
 STATEMENT OF CASH FLOWS  
FOR THE YEAR TO DATE ENDED MARCH 31, 2026

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (653,538)
Change in operating assets and liabilities:	
Accounts receivable, net	60,013
Due from other funds	15,000
Prepaid insurance	(6,485)
Inventories	(30,757)
Accounts payable	22,888
Sales tax payable	(1,285)
Advance rental payments	(71,341)
Security deposits	(12,350)
Other current liabilities	(486)
Net cash used by operating activities	<u>(678,341)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>625,000</u>
NET CHANGE IN CASH	(53,341)
Cash at July 1, 2025	133,814
Cash at March 31, 2026	<u>\$ 80,473</u>

**INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED MARCH 31, 2026 AND 2025**

<u>Expo Center Operations</u>	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET	MONTH ENDED 03/31/2025	YEAR TO DATE 03/31/2025
<b>Expo revenues</b>						
Facilities rentals	\$ 9,445	\$ 134,984	\$ 114,000	118%	\$ 30,660	\$ 253,073
Facilities rentals - bar sales	8,704	128,395	104,000	123%	25,105	194,708
Facilities - security	2,975	31,300	27,000	116%	5,736	43,062
Facilities - insurance	200	1,700	1,000	170%	700	7,765
Facilities - other	322	13,143	9,000	146%	(9,726)	2,154
Facilities - concessions	73	620	-	0%	402	1,941
Grand Arena - special events rentals	12,500	126,200	186,000	68%	6,000	146,500
Grand Arena - outdoor arena rentals	1,600	1,600	4,000	40%	-	6,900
Grand Arena - show barn stall rentals	875	26,008	55,000	47%	875	32,855
Grand Arena - shaving sales	-	3,853	7,000	55%	-	4,912
Grand Arena - security	17,517	84,466	113,000	75%	9,748	71,588
Grand Arena - trailer parking	18,148	44,053	63,000	70%	290	59,842
Grand Arena - bar sales	9,061	343,141	485,000	71%	14,292	293,727
Grand Arena - parking	54,385	224,298	306,000	73%	18,410	190,408
Grand Arena - other	18,595	94,240	157,000	60%	5,569	103,818
Total revenues	<u>154,400</u>	<u>1,258,001</u>	<u>1,631,000</u>	77%	<u>108,061</u>	<u>1,413,253</u>
<b>Direct general and administrative revenues</b>						
G&A- Other	-	526	4,000	13%	-	1,245
<b>Expo expenses</b>						
Cost of sales	(6,849)	109,461	165,000	66%	10,195	147,359
Bar supplies	318	7,235	11,000	66%	64	5,464
Promotional banquet	-	1,036	-	0%	-	-
Contract labor/wages	53,392	504,137	476,000	106%	89,662	492,113
Furniture/fixtures & equipment	-	716	10,000	7%	1,578	37,544
Facilities - insurance	40	410	-	0%	-	-
Miscellaneous	-	15,264	11,000	139%	(7,561)	3,051
Promotional	247	997	6,000	17%	1,000	1,000
Property maintenance	550	1,640	9,000	18%	-	15,814
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	15	4,760	1,000	476%	-	628
Security - Grand Arena	19,450	96,105	126,000	76%	12,700	79,699
Security - Facilities	1,750	33,090	30,000	110%	6,068	43,410
Shavings	576	3,609	5,000	72%	-	3,551
Supplies	488	32,635	42,000	78%	3,074	39,396
Equipment rental	3,029	17,365	26,000	67%	-	13,268
Bad debt	-	3,673	4,000	92%	-	-
Total Expo expenses	<u>73,006</u>	<u>832,133</u>	<u>922,000</u>	90%	<u>116,780</u>	<u>883,227</u>
<b>Operating net (loss) income before direct G &amp; A and CRIA indirect expenses</b>	<u>81,394</u>	<u>426,394</u>	<u>713,000</u>	60%	<u>(8,719)</u>	<u>531,271</u>
<b>Direct general and administrative expenses</b>						
Office supplies	-	4,729	13,000	0%	-	14,927
Travel and meetings	37	267	-	0%	-	100
Dues, subscriptions, books, etc.	1,854	13,462	18,000	75%	1,021	12,137
Equipment rental/lease	1,067	7,695	10,000	77%	1,984	8,668
Furniture/fixtures & equipment	-	-	3,000	0%	10,122	14,292
Telephone	1,284	13,894	19,000	73%	1,512	13,729
Postage	339	1,566	2,000	78%	89	1,953
Miscellaneous	3,993	27,475	34,000	81%	7,176	31,104
Professional services	25,508	303,134	382,000	79%	25,229	255,610
Repairs and equipment	-	3,950	2,000	198%	-	3,949
Vehicle expenses	21,806	32,644	28,000	117%	-	22,262
Insurance and bonds	1,415	10,489	14,000	75%	1,134	10,387
Supplies	1,993	35,620	46,000	77%	3,468	32,715
Contract labor/administrative wages	43,841	408,811	547,000	75%	84,432	393,864
Property maintenance	9,708	91,652	151,000	61%	14,841	123,407
Utilities	15,958	124,544	249,000	50%	13,596	186,171
Total direct general and administrative expenses	<u>128,803</u>	<u>1,079,932</u>	<u>1,518,000</u>	71%	<u>164,604</u>	<u>1,125,275</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (47,409)</u>	<u>\$ (653,538)</u>	<u>\$ (805,000)</u>	81%	<u>\$ (173,323)</u>	<u>\$ (594,004)</u>

CAPITAL PROJECTS FUND  
 SCHEDULE OF REVENUES AND EXPENDITURES  
 FOR THE MONTH AND YEAR TO DATE ENDED MARCH 31, 2026

REVENUES:	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Other revenues	\$ -	\$ 2,025	\$ 5,000	41%
<b>GENERAL AND ADMINISTRATIVE EXPENDITURES:</b>				
Salaries and payroll taxes - board	3,949	35,544	50,000	71%
Medicare/disability	57	515	1,000	52%
PARS - ARS	148	1,333	2,000	67%
Landscaping	7,068	27,217	700,000	4%
Taxes and assessments	-	287	-	0%
Legal	8,979	14,602	16,000	91%
Professional services	11,322	202,815	335,000	61%
Accounting	123	1,281	2,000	64%
Small equipment and supplies	300	1,325	2,000	66%
Vehicle expenses	814	5,136	10,000	51%
Computer- Licenses	-	26,251	27,000	97%
General engineering	24,011	189,895	200,000	95%
Printing/photography	-	403	1,000	40%
Security	64,803	458,077	679,000	67%
Property maintenance	41,317	151,383	400,000	38%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Utilities	4,805	21,127	28,000	75%
Reclaimed water	-	-	22,000	0%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>167,696</u>	<u>1,146,460</u>	<u>2,492,000</u>	46%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (167,696)</u>	<u>\$ (1,144,435)</u>	<u>\$ (2,487,000)</u>	46%

CAPITAL IMPROVEMENT FUND  
 SCHEDULE OF EXPENDITURES  
FOR THE MONTH AND YEAR TO DATE ENDED MARCH 31, 2026

EXPENDITURES	MONTH ENDED 3/31/2026	YEAR TO DATE 3/31/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 148,794	\$ 843,656	\$ 1,199,000	70%
Construction costs	482,006	4,807,893	7,600,000	63%
Small equipment & supplies	2,057	45,314	56,000	81%
Total expenditures	<u>632,857</u>	<u>5,696,863</u>	<u>8,855,000</u>	64%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 632,857</u>	 <u>\$ 5,696,863</u>	 <u>\$ 8,855,000</u>	 64%



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance  
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: June 24, 2026

SUBJECT: Civic-Recreational-Industrial Authority April 30, 2026 Financial Report

### **Executive Summary:**

The Pavilion is still under construction and has been closed late 2025. Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

### **Expo Center:**

The Pavilion is temporarily closed for renovations, and no events were held during this period. For the month ended April 30, 2026, the Expo Center generated revenues of \$176,272 and expenses of \$207,369 resulting in a net operating loss of \$31,097.

Year-to-date revenues amounted to \$1,434,800, which represents approximately 88% of the budgeted revenues of \$1,635,000 for the year ended June 30, 2026.

Year-to-date operating expenses through April 30, 2026 amounted to \$2,119,434, which represents approximately 87% of budgeted expenses of \$2,440,000 for the year ended June 30, 2026.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2026.

The Expo Center received year-to-date net transfers of \$652,000 from the Capital Project fund through April 30, 2026.

**Capital Projects Fund:**

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2026 amount to \$2,492,000. The Fund has incurred \$1,326,842 of year-to-date expenditures through April 30, 2026 which represents approximately 53% of budgeted expenditures. Year-to-date transfers from the City of Industry amounted to \$2,208,000 of which \$652,000 was transferred to the Expo Center, resulting in net transfers of approximately \$1,556,000 retained in the fund.

**Capital Improvement Fund:**

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2026. The budget is \$8,855,000. For the month ended April 30, 2026, expenditures for capital improvements amounted to \$960,668 with the year-to-date expenditures of \$6,657,531. This represents 75% of total budgeted expenditures for the year ended June 30, 2026.

**Description of Reports:**

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at April 30, 2026.

**Fiscal Impact:**

There is no fiscal impact as result of this action.

**Recommendation:**

Receive and file.

# EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

April 30, 2026

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

April 30, 2026

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
April 30, 2026

**Expo Center Operations**

During the month ended April 30, 2026, the Facilities and the Grand Arena generated total revenues of \$176,234. The Pavilion was temporarily closed for renovations, and no events were held during this period. There were six events held in the Avalon Room, resulting in Facilities revenues of \$40,029. Additionally, five events were held in the Grand Arena, generating \$136,205 in revenues.

At April 30, 2026, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Year To Date</u> <u>4/30/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>	<u>Month Ended</u> <u>04/30/2025</u>	<u>Year To Date</u> <u>04/30/2025</u>
Total revenues	\$ 176,272	\$ 1,434,800	\$ 1,635,000	88%	\$ 196,392	\$ 1,610,890
Expenses:						
Direct Expo Center expenses	88,610	920,743	922,000	100%	94,480	977,707
General and administrative expenses	118,759	1,198,691	1,518,000	79%	104,138	1,229,418
Total direct Expo Center expenses	207,369	2,119,434	2,440,000	87%	198,618	2,207,125
Net (loss) income from operations	(31,097)	(684,634)	(805,000)	85%	(2,226)	(596,235)
Net (loss) income	\$ (31,097)	\$ (684,634)	\$ (805,000)	85%	\$ (2,226)	\$ (596,235)

Summarized financial information by department for the month ending April 30, 2026 and 2025:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Month Ended</u> <u>4/30/2026</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 40,029	\$ 136,205	\$ 38	\$ 176,272
Expenses:				
Direct Expo Center expenses	38,069	50,541	-	88,610
General and administrative expenses	-	-	118,759	118,759
Total direct Expo Center expenses	38,069	50,541	118,759	207,369
Net (loss) income from operations	1,960	85,664	(118,721)	(31,097)
Net (loss) income for the month ended	\$ 1,960	\$ 85,664	\$ (118,721)	\$ (31,097)

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>4/30/2025</u>	<u>Month Ended</u> <u>4/30/2025</u>	<u>Month Ended</u> <u>4/30/2025</u>	<u>Month Ended</u> <u>4/30/2025</u>
	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 41,152	\$ 155,240	\$ -	\$ 196,392
Expenses:				
Direct Expo Center expenses	41,534	52,946	-	94,480
General and administrative expenses	-	-	104,138	104,138
Total direct Expo Center expenses	41,534	52,946	104,138	198,618
Net (loss) income from operations	(382)	102,294	(104,138)	(2,226)
Net (loss) income for the month ended	\$ (382)	\$ 102,294	\$ (104,138)	\$ (2,226)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
April 30, 2026

Summarized financial information by department year to date period ending April 30, 2026 and 2025:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	4/30/2026	4/30/2026	4/30/2026	4/30/2026
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 350,172	\$ 1,084,064	\$ 564	\$ 1,434,800
Expenses:				
Direct Expo Center expenses	413,688	507,055	-	920,743
General and administrative expenses	-	-	1,198,691	1,198,691
Total direct Expo Center expenses	413,688	507,055	1,198,691	2,119,434
Net (loss) income from operations	(63,516)	577,009	(1,198,127)	(684,634)
Net (loss) income year to date	\$ (63,516)	\$ 577,009	\$ (1,198,127)	\$ (684,634)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	4/30/2025	4/30/2025	4/30/2025	4/30/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 543,855	\$ 1,065,790	\$ 1,245	\$ 1,610,890
Expenses:				
Direct Expo Center expenses	474,868	502,839	-	977,707
General and administrative expenses	-	-	1,229,418	1,229,418
Total direct Expo Center expenses	474,868	502,839	1,229,418	2,207,125
Net (loss) income from operations	68,987	562,951	(1,228,173)	(596,235)
Net (loss) income year to date	\$ 68,987	\$ 562,951	\$ (1,228,173)	\$ (596,235)

**CRIA Capital Assets**

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at April 30, 2026 amounted to \$16,232,186 with \$2,495,954 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended April 30, 2026. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2026 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
April 30, 2026

**Capital Projects**

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

At April 30, 2026, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Year To Date</u> <u>4/30/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Total revenues	\$ 937	\$ 2,962	\$ 5,000	59%
Expenditures:				
General and administrative expenses	180,382	1,326,842	2,492,000	53%
Total expenses	180,382	1,326,842	2,492,000	53%
Excess of expenditures over revenues	\$ (179,445)	\$ (1,323,880)	\$ (2,487,000)	53%

**Capital Improvements Fund**

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

**Capital Improvement Program (CRIA)**

#	Project Name	FY 25-26 Amended Budget
1	Sewer Upgrades at Expo Center	15,000
2	Pavilion Building Upgrades	5,000,000
3	Expo Center Patio Café Improvements	5,000
4	Expo Center Fire Alarm System	1,400,000
5	Expo Center A/V upgrades to the Grand Arena	1,645,000
6	Expo Center Signage Improvements	5,000
7	New Banquet Facility	37,000
8	Expo Center ADA Upgrades	5,000
9	Expo Center Barn Improvements	25,000
10	Expo Center Office Improvements	100,000
11	Miscellaneous Trails Lighting Improvements along Temple Avenue and Azusa Avenue	313,000
12	Security Camera Installation at Expo Center	200,000
13	Expo Center Lighting Improvements	105,000
<b>Total</b>		<b>\$8,855,000</b>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY  
 FINANCIAL STATEMENTS  
April 30, 2026

At April 30, 2026, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>4/30/2026</u>	<u>Year To Date</u> <u>4/30/2026</u>	<u>Amended Budget</u> <u>2025-2026</u>	<u>% of Amended</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 79,747	\$ 923,403	\$ 1,199,000	77%
Construction Costs	879,137	5,687,030	7,600,000	75%
Small Equipment & Supplies	1,784	47,098	56,000	84%
Total expenditures	<u>960,668</u>	<u>6,657,531</u>	<u>8,855,000</u>	75%
Excess of expenditures over revenues	\$ <u>960,668</u>	\$ <u>6,657,531</u>	\$ <u>8,855,000</u>	75%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET  
AS OF APRIL 30, 2026

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 162,721	\$ 126,034	\$ -
Investments	96,637	-	-
Due from other funds	242	27,000	-
Accounts receivable, net	-	22,454	-
Prepaid insurance	-	14,144	-
Inventories	-	114,565	-
Deposits	-	3,000	-
Total current assets	<u>259,600</u>	<u>307,197</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,232,186</u>	<u>-</u>
Total assets	<u>\$ 259,600</u>	<u>\$ 16,539,383</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ 28,863	\$ 77,179	\$ 28,506
Sales tax payable	-	3,116	-
Due to other funds	242	-	566
Advance rental payments	-	40,761	-
Security deposits	-	28,950	-
Total current liabilities	<u>29,105</u>	<u>150,006</u>	<u>29,072</u>
FUND BALANCE:			
Fund balance	<u>230,495</u>	<u>16,389,377</u>	<u>(29,072)</u>
Total liabilities and fund balance	<u>\$ 259,600</u>	<u>\$ 16,539,383</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED APRIL 30, 2026

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	2025-2026 AMENDED BUDGET	% OF AMENDED BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 176,272	\$ 1,434,800	\$ 1,635,000	88%	\$ -	\$ -	\$ -	0%
Other revenues	937	2,962	5,000	59%	-	-	-	0%	-	-	-	0%
Total revenues	<u>937</u>	<u>2,962</u>	<u>5,000</u>	59%	<u>176,272</u>	<u>1,434,800</u>	<u>1,635,000</u>	88%	<u>-</u>	<u>-</u>	<u>-</u>	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	88,610	920,743	922,000	100%	960,668	6,657,531	8,855,000	75%
General and administrative expenses	180,382	1,326,842	2,492,000	53%	118,759	1,198,691	1,518,000	79%	-	-	-	0%
Total expenses	<u>180,382</u>	<u>1,326,842</u>	<u>2,492,000</u>	53%	<u>207,369</u>	<u>2,119,434</u>	<u>2,440,000</u>	87%	<u>960,668</u>	<u>6,657,531</u>	<u>8,855,000</u>	75%
EXCESS OF EXPENDITURES OVER REVENUES	(179,445)	(1,323,880)	(2,487,000)	53%	(31,097)	(684,634)	(805,000)	85%	(960,668)	(6,657,531)	(8,855,000)	75%
OTHER FINANCING SOURCES, NET	<u>283,000</u>	<u>1,555,758</u>	<u>2,442,400</u>	64%	<u>27,000</u>	<u>652,000</u>	<u>805,000</u>	81%	<u>1,148,957</u>	<u>6,814,296</u>	<u>8,855,000</u>	77%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	103,555	231,878	\$ <u>(44,600)</u>	-520%	(4,097)	(32,634)	\$ <u>-</u>	0%	188,289	156,765	\$ <u>-</u>	0%
Fund balance, beginning	<u>126,940</u>	<u>(1,383)</u>			<u>16,393,474</u>	<u>16,422,011</u>			<u>(217,361)</u>	<u>(185,837)</u>		
Fund balance, ending	\$ <u><u>230,495</u></u>	\$ <u><u>230,495</u></u>			\$ <u><u>16,389,377</u></u>	\$ <u><u>16,389,377</u></u>			\$ <u><u>(29,072)</u></u>	\$ <u><u>(29,072)</u></u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER  
 STATEMENT OF CASH FLOWS  
FOR THE YEAR TO DATE ENDED APRIL 30, 2026

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (684,634)
Change in operating assets and liabilities:	
Accounts receivable, net	66,615
Due from other funds	58,000
Prepaid insurance	(5,071)
Inventories	(63,746)
Accounts payable	59,624
Sales tax payable	48
Advance rental payments	(80,080)
Security deposits	(10,050)
Other current liabilities	(486)
Net cash used by operating activities	<u>(659,780)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>652,000</u>
NET CHANGE IN CASH	(7,780)
Cash at July 1, 2025	133,814
Cash at April 30, 2026	<u>\$ 126,034</u>

**INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED APRIL 30, 2026 AND 2025**

<u>Expo Center Operations</u>	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET	MONTH ENDED 04/30/2025	YEAR TO DATE 04/30/2025
<b>Expo revenues</b>						
Facilities rentals	\$ 21,302	\$ 156,286	\$ 114,000	137%	\$ 20,850	\$ 273,923
Facilities rentals - bar sales	13,917	142,312	104,000	137%	15,180	209,888
Facilities - security	2,187	33,487	27,000	124%	3,044	46,106
Facilities - insurance	-	1,700	1,000	170%	400	8,165
Facilities - other	2,550	15,694	9,000	174%	1,678	3,832
Facilities - concessions	73	693	-	0%	-	1,941
Grand Arena - special events rentals	38,040	164,240	186,000	88%	26,000	172,500
Grand Arena - outdoor arena rentals	-	1,600	4,000	40%	-	6,900
Grand Arena - show barn stall rentals	875	26,883	55,000	49%	975	33,830
Grand Arena - shaving sales	-	3,853	7,000	55%	131	5,043
Grand Arena - security	7,750	92,216	113,000	82%	9,500	81,088
Grand Arena - trailer parking	7,525	51,578	63,000	82%	8,215	68,057
Grand Arena - bar sales	14,675	357,816	485,000	74%	26,726	320,453
Grand Arena - parking	47,535	271,833	306,000	89%	64,330	254,738
Grand Arena - other	19,805	114,045	157,000	73%	19,363	123,181
Total revenues	<u>176,234</u>	<u>1,434,236</u>	<u>1,631,000</u>	88%	<u>196,392</u>	<u>1,609,645</u>
<b>Direct general and administrative revenues</b>						
G&A- Other	<u>38</u>	<u>564</u>	<u>4,000</u>	14%	<u>-</u>	<u>1,245</u>
<b>Expo expenses</b>						
Cost of sales	11,743	121,204	165,000	73%	14,361	161,720
Bar supplies	-	7,235	11,000	66%	42	5,506
Promotional banquet	-	1,036	-	0%	-	-
Contract labor/wages	65,557	569,694	476,000	120%	56,353	548,466
Furniture/fixtures & equipment	7,582	8,298	10,000	83%	-	37,544
Facilities - insurance	-	410	-	0%	-	-
Miscellaneous	534	15,798	11,000	144%	2,832	5,883
Promotional	-	997	6,000	17%	-	1,000
Property maintenance	-	1,640	9,000	18%	1,702	17,516
Repairs and maintenance	-	-	-	0%	-	930
Sales tax	-	4,760	1,000	476%	-	628
Security - Grand Arena	-	96,105	126,000	76%	10,932	90,631
Security - Facilities	2,188	35,278	30,000	118%	2,952	46,362
Shavings	-	3,609	5,000	72%	88	3,639
Supplies	1,006	33,641	42,000	80%	5,218	44,614
Equipment rental	-	17,365	26,000	67%	-	13,268
Bad debt	-	3,673	4,000	92%	-	-
Total Expo expenses	<u>88,610</u>	<u>920,743</u>	<u>922,000</u>	100%	<u>94,480</u>	<u>977,707</u>
<b>Operating net (loss) income before direct G &amp; A and CRIA indirect expenses</b>	<u>87,662</u>	<u>514,057</u>	<u>713,000</u>	72%	<u>101,912</u>	<u>633,183</u>
<b>Direct general and administrative expenses</b>						
Office supplies	-	4,729	13,000	0%	-	14,927
Travel and meetings	-	267	-	0%	-	100
Dues, subscriptions, books, etc.	1,856	15,318	18,000	85%	1,681	13,818
Equipment rental/lease	35	7,730	10,000	77%	972	9,640
Furniture/fixtures & equipment	724	724	3,000	24%	-	14,292
Advertising/printing	-	-	-	0%	540	540
Telephone	1,432	15,326	19,000	81%	1,702	15,431
Postage	133	1,699	2,000	85%	-	1,953
Miscellaneous	3,524	30,999	34,000	91%	(1,216)	29,891
Professional services	38,121	341,255	382,000	89%	23,818	279,428
Repairs and equipment	-	3,950	2,000	198%	-	3,949
Vehicle expenses	3,219	35,863	28,000	128%	1,134	23,396
Insurance and bonds	1,414	11,903	14,000	85%	-	10,387
Supplies	4,423	40,043	46,000	87%	3,518	36,235
Contract labor/administrative wages	41,220	450,031	547,000	82%	44,334	438,198
Property maintenance	9,116	100,768	151,000	67%	15,503	138,910
Utilities	13,542	138,086	249,000	55%	12,152	198,323
Total direct general and administrative expenses	<u>118,759</u>	<u>1,198,691</u>	<u>1,518,000</u>	79%	<u>104,138</u>	<u>1,229,418</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (31,097)</u>	<u>\$ (684,634)</u>	<u>\$ (805,000)</u>	85%	<u>\$ (2,226)</u>	<u>\$ (596,235)</u>

CAPITAL PROJECTS FUND  
 SCHEDULE OF REVENUES AND EXPENDITURES  
 FOR THE MONTH AND YEAR TO DATE ENDED APRIL 30, 2026

REVENUES:	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Other revenues	\$ 937	\$ 2,962	\$ 5,000	59%
<b>GENERAL AND ADMINISTRATIVE EXPENDITURES:</b>				
Salaries and payroll taxes - board	3,949	39,493	50,000	79%
Medicare/disability	58	573	1,000	57%
PARS - ARS	148	1,481	2,000	74%
Landscaping	6,696	33,913	700,000	5%
Taxes and assessments	-	287	-	0%
Legal	-	14,602	16,000	91%
Professional services	18,366	221,181	335,000	66%
Accounting	123	1,404	2,000	70%
Small equipment and supplies	-	1,325	2,000	66%
Vehicle expenses	824	5,960	10,000	60%
Computer- Licenses	-	26,251	27,000	97%
General engineering	29,746	219,641	200,000	110%
Printing/photography	-	403	1,000	40%
Security	38,259	496,336	679,000	73%
Property maintenance	64,984	216,367	400,000	54%
Furniture, equipment & fixtures	-	9,269	2,000	463%
Utilities	-	21,127	28,000	75%
Reclaimed water	17,229	17,229	22,000	78%
Other	-	-	15,000	0%
Total general and administrative expenditures	<u>180,382</u>	<u>1,326,842</u>	<u>2,492,000</u>	53%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>\$ (179,445)</u>	<u>\$ (1,323,880)</u>	<u>\$ (2,487,000)</u>	53%

CAPITAL IMPROVEMENT FUND  
 SCHEDULE OF EXPENDITURES  
FOR THE MONTH AND YEAR TO DATE ENDED APRIL 30, 2026

EXPENDITURES	MONTH ENDED 4/30/2026	YEAR TO DATE 4/30/2026	AMENDED BUDGET 2025-2026	% OF AMENDED BUDGET
Equestrian center capital improvements:				
Planning, survey and design	\$ 79,747	\$ 923,403	\$ 1,199,000	77%
Construction costs	879,137	5,687,030	7,600,000	75%
Small equipment & supplies	1,784	47,098	56,000	84%
Total expenditures	<u>960,668</u>	<u>6,657,531</u>	<u>8,855,000</u>	75%
 EXCESS OF EXPENDITURES OVER REVENUES	 <u>\$ 960,668</u>	 <u>\$ 6,657,531</u>	 <u>\$ 8,855,000</u>	 75%

ITEM NO. 7.2

Verbal Presentation